

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

MAY 1, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 1, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day on the items proposed, with the exception of one which the Council will determine later during the 'In Camera' consideration.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated April 17, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Public Hearing) dated April 18, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Cancellation of License:
Mr. Gee Wing - 210 Carrall Street

The Council noted a letter from the Chief License Inspector under date of March 20, 1973, recommending that the 1973 Multiple Dwelling License No. 28048, held by Mr. Gee Wing for premises at 210 Carrall Street, be cancelled as a result of recorded convictions relating to filthy condition of the premises.

Mr. P. Hood, Barrister, appeared on behalf of the appellant in opposition to the proposed cancellation and advised of his understanding in respect to improvements which have been made such as replacing of floor covering, wallpaper and a general improvement. He advised an extermination program had been carried out and periodic inspections will be carried out by such exterminators. The Chief License Inspector and the Director of Environmental Health advised in respect of the manner in which the premises are operated.

cont'd....

UNFINISHED BUSINESS (cont'd)

Cancellation of License:
Mr. Gee Wing (cont'd)

MOVED by Ald. Harcourt,
THAT 1973 Multiple Dwelling License No. 28048 issued to
Mr. Gee Wing for premises at 210 Carrall Street, be cancelled
effective May 31, 1973.

- CARRIED UNANIMOUSLY

DELEGATION MATTERS

It was agreed to defer the following matters pending the
hearing of delegations later this day:

- (a) Harness Racing - P.N.E.
- (b) Refusal of License:
Mr. G. Cuomo, 512 East Cordova Street

2. Architectural Design Panel

Pursuant to Council's instructions on April 17, 1973, further
consideration was given to the following report dated April 16th
from Alderman Massey in regard to the Architectural Design Panel:

" On January 3, 1973, I was asked by the Mayor to report on the
Design Panel and carry out an examination of the powers of the
Design Panel in order to strengthen the role of this important
advisory body.

Since that time I have met with various City officials, the
present Design Panel, members of the previous Design Panel's
A.I.B.C. Design Panel Committee, concerned architects, the
City Planning Commission and others.

I have concluded that there are certain problem areas with regard
to the A.D.P. which can be summarized briefly as follows: The
order does not represent an order of importance.

1. Communication between A.D.P. and Council

There is no direct communication between A.D.P. and Council.
Technical Planning Board acts as a filter between A.D.P. and
Council, so Council only on occasion gets full A.D.P. report.

2. Early review

A.D.P. rarely sees projects at an early stage where their
recommendations can be effective, but rather report on projects
which have proceeded so far that major changes are no longer
feasible.

3. Confidentiality

Civic officials and sometimes Members of Council review and
comment on projects in their early formative stages, however,
in confidence. The A.D.P. is not party to this early review
and consequently tends to get presented with a "fait accompli"
in the form of a final design and after the expenditure by the
developer of large sums in the form of professional fees and
time.

cont'd....

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

4. Terms of Reference

Definition of terms of reference in Zoning and Development By-law viz. "to advise on architectural design" and "development affecting public amenity". This is hard to interpret. What defines "architectural design"? In any case, the terms of reference need to be broadened if A.D.P. is to be more effective.

5. Selection of Projects

The selection of projects, etc., to appear before the Design Panel: who decides which development proposals are sufficiently bad or controversial to demand A.D.P. consideration? Should the A.D.P. be free to consider any project or proposed policy they see fit they would initially find their self-imposed work load overwhelming, but they would soon learn to be discriminating in their selection and select those projects and policies which are critical within their terms of reference.

6. Enlargement of Membership

If A.D.P. terms of reference are broadened, the A.D.P. membership will need to be enlarged. In any case, some enlargement is necessary. If, say, "environmental quality" (Socio-Economic impact, traffic, transit etc.) is a valid basis of A.D.P. concern, present membership of A.D.P. does not include sufficient experience and expertise. The present membership is six.
(See Appendix "A")

7. C.P.C. and A.D.P.

There is a definite and unavoidable overlap in the activities of the C.P.C. and A.D.P. Should the terms of reference of the A.D.P. enlarge, this overlap will increase. A working relationship between these two bodies must be established.

8. The A.D.P. on occasion find themselves reviewing projects the sites of which they have not had the opportunity to familiarize themselves.

On February 16, 1973, the Director of Planning and Civic Development reported to Council with regard to the "Zoning By-law and Development Permit Procedures" and proposed that the whole development and zoning process be examined. The A.D.P. is a part of the present By-law and would therefore be considered along with the rest of the By-law during the review.

I would suggest that as this review of the Zoning By-law is complex and will take at least 12 months and as there is some urgency in restructuring the A.D.P. that Council adopt the following recommendations as soon as possible:

cont'd...

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

RECOMMENDATIONS

1. For the purposes of the A.D.P. "Architectural Design" be defined as follows:

Conscious design by professionals of the physical components of the city and/or the spaces and buildings which comprise its physical systems. This includes all the physical systems from transportation, enclosure, open space, related artifacts and their relationships in use, mass, appearance, with some total master plan, framework, policy or attitude. Environmental design criteria encompass by definition not only appearance, mass, form and strength of design of any single system, but most importantly the use, accessibility and relation among interdependent systems.
2. The A.D.P. be advisory to Council but that its reports go to the Technical Planning Board and be included in toto in such T.P.B. reports as go to Council. In those instances where the T.P.B. choose to over-ride the recommendations of the A.D.P. the T.P.B. decision be brought to Council's attention prior to implementation.
3. The A.D.P. have the right to report to Council whenever it so wishes.
4. The A.D.P. elect its own Chairman rather than a member of the Planning Department acting as Chairman. The Chairman should be other than a member of City staff.
5. The A.D.P. membership be enlarged to include:

One landscape architect, or alternate appointed by Council.

Chairman of the C.P.C., or as an alternate a member of the C.P.C. appointed by the Chairman.

One urban Sociologist (if appropriate individual is available) appointed by Council.
6. The A.D.P. assist the Planning Department and Council in the formulation of Design policy and criteria.
7. The A.D.P.'s powers of review be extended to include all civic works, such as bridges, roadworks, parks, beautification projects, transit systems, civic buildings, and competitions prior to establishing concepts and awarding contracts and to give impartial professional advice directly at the appropriate level and at the appropriate time on any proposal or policy affecting the community's physical environment.
8. The A.D.P. itself should decide what projects it reviews.
9. The A.D.P. review projects in their early conceptual stages or such time as they are first brought to the attention of the Planning Department and/or the Department of Permits and Licenses. In cases where the proponents of projects request confidentiality and do not wish to have the Panel review his project at an early stage, he should be informed that he is taking a risk in having his project substantially changed after a considerable expenditure of time and money on the recommendation to the T.P.B. and Council of the A.D.P.

cont'd....

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UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

10. The Chairman (or Deputy Chairman) of the A.D.P. may attend T.P.B. meetings when A.D.P. reports are being considered.
11. The Chairman or, if he is unable to attend, another member of the A.D.P. be appointed a member of the C.P.C.
12. The A.D.P. meet on a day early in the week in order that their report can be ready for the T.P.B. meeting on the following Friday.
13. An agenda be prepared and circulated a minimum of one week prior to the meeting. It is recognized that on occasion this may not be possible but every effort should be made by the Planning Department to notify members prior to meeting, of the agenda.
14. The A.D.P. should report on revisions to projects on which they have previously commented and Council and T.P.B. should not act until this report is forthcoming. In addition the A.D.P. should report on substantial changes (Those that concern appearance and amenity) made subsequent to granting of Development Permits and Building Permits.
15. It is recognized that it is necessary for the A.D.P. meetings to be held "in Camera" but that reports coming out of its deliberations be made public.
16. The Planning Department provide a secretary (a Planner/Urban Designer) to the A.D.P. whose duties would consist of preparing agenda in consultation with A.D.P., keeping minutes and advising A.D.P. of matters on which they might want to deliberate."

Acknowledgments:

A.I.B.C. Design Panel Committee
 City Planning Commission
 City Staff: Lorne Ryan - Harry Pickstone - Don Hickley
 Brahm Wiesman
 Bruno Freschi
 Present and previous members of A.D.P.

(Appendix "A" referred to is on
 file in the City Clerk's Office)

Alderman Massey requested the following be added as recommendation No. 17:

"17. The Director of Planning and Civic Development and the Building Inspector be ex-officio non-voting members of the Architectural Design Panel"

Alderman Massey requested also that the following change be incorporated into Recommendation 5 in respect of representative on the A.D.P. from the Vancouver City Planning Commission:

"Chairman of the Vancouver City Planning Commission or as an alternate a member of the V.C.P.C. appointed by the Chairman, such membership to be on a non-voting basis"

and further, in respect of recommendation No. 11, such be changed to read as follows:

"The Chairman, or if he is unable to attend, another member of the A.D.P. be appointed a member of the Vancouver City Planning Commission on a non-voting basis".

cont'd...

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

MOVED by Ald. Massey,

THAT the recommendations in the above quoted report, including the additional recommendation #17, and the changes to recommendations Nos. 5 and 11, all set out above, be approved in principle and the Corporation Counsel and Director of Planning and Civic Development, in consultation with Alderman Massey, be requested to prepare and submit a draft by-law for Council's consideration, prior to a Public Hearing.

- CARRIED

MOVED by Ald. Volrich, in amendment,

THAT the report of Alderman Massey be approved in principle with the exception of recommendation No. 15 relating to meetings of the Panel being held 'In Camera'.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and the Mayor voted against the motion)

The motion of Alderman Massey was put and CARRIED.

(Alderman Volrich voted in the negative)

3. Licensing of Sidewalk Cafes and Entertainment in Beer Parlours

The Council further considered the following report, dated April 13, 1973, submitted by the Special Committee comprising Alderman Pendakur (Chairman) and Aldermen Bowers and Volrich:

" Council, at its meeting on April 3rd, authorized the establishment of a Special Committee to review submissions received regarding licensing of sidewalk cafes and entertainment in beer parlours. The Mayor appointed the undersigned as this Committee and having reviewed the material submitted, we report as follows:

General Comment

Our concern from the point of view of the City of Vancouver is to present recommendations to the Attorney General as to changes in the present liquor laws and regulations which we may consider to be in the interests of the citizens of Vancouver and visitors to our City. We are not concerning ourselves with the detail of new regulations which might be considered by the Attorney General and the Liquor Control Board but rather with the principles of certain changes which we think would be desirable.

In recent years the Provincial Government commissioned the Stevens Report in 1952 and the Morrow Commission Report in 1970. The latter report set out many reasonable recommendations, but many of these have not as yet been implemented. Part of the philosophy of the Report is that if alcoholic beverages are to be allowed as they presently are in our society, then the fewer restrictions surrounding their sale the better. Its recommendations were based on what the Commissioners felt was in the public interest. Similarly the recommendations herein are also based on what may be regarded as the public interest of the citizens of Vancouver. There is no desire at all to increase the consumption of alcoholic beverages, but rather to bring a degree of reason and common sense to our present liquor laws. We also recognize the importance of the tourist industry to our civic economy and the convenience of visitors should therefore also have our consideration.

cont'd....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

Other Provinces.

Other provinces of Canada have from time to time had their own Royal Commissions on the subject. Liquor laws and regulations have certain similarities among the Provinces of Canada, and also certain differences. Manitoba retains the "local option" principle. The Bracken Commission Report of 1955 emphasized the basic principle as follows: "Licences should be issued only under the time-honoured principle of local option. Liquor licensing is a permissive law based on the democratic principle that no local area should have premises that are licenced for the sale of alcoholic beverages unless it is the wish of a majority of the people in that area." Most other Provinces also have the "local option" principle. The "local option" vote determines the matter for a period of three years before another vote can be taken. Certain procedures are provided for eligible voters to initiate a plebiscite in their local areas. In Alberta the number of beverage rooms allowed in any area is related to the ratio of population. Ontario and Nova Scotia have "tavern" licences which permit the sale of beer in premises which are not connected with hotels. In Manitoba hotels are permitted to have "personalized" glasses such as mugs, serving different quantities of beer at different prices. Ontario, in addition to maintaining the "local option" principle, also allows seasonal operations as opposed to the year-round operations required in B.C. Under the effect of its "local option" principle, Ontario has a total of 199 "dry" municipalities out of a total of 946 municipalities. The Province also grants extensions of licences to cover patios and other open areas.

Present Situation

Unreasonable restrictions continue to be present in the liquor laws and regulations of this Province. A citizen or visitor presently faces the following restrictions and inconveniences:

1. He is unable to have a drink served to him in his hotel room. This is allowed in most major cities.
2. He is unable to have a drink served in an outside area of the premises where he may be visiting, be it a club or restaurant or other establishment. Present regulations require drinks to be consumed within the confines of the premises, out of public view entirely, and away from any part of the premises where there may be open areas or fresh air.
3. He is required to purchase his liquor, wine and beer supplies at a "government liquor store" which, while some have been greatly improved, is still very often a stark unattractive place where the citizen often gets into an annoying line-up and experiences a sense of guilt in just being there.
4. In seeking a place to enjoy a drink of beer, he is driven by present circumstances to a hotel which usually involves premises consisting of a cavernous "beer parlour" which is often characterized by scores of tables and chairs and little else.
5. If he wishes to have a "draught" beer instead of a bottle, he will find it only at hotel beer parlours because of the fact that they have been given, through successive governments and questionable policies, a monopoly on the sale of draught beer.
6. He is unable to stand while drinking his beer, nor to enjoy any entertainment, because none of these is permitted, either by regulation or house rules.
7. He is unable to consume legally a beer at a professional sports game. As a result, he will often use artful means to bring along a bottle of liquor or beer and avoid the laws in any event.

cont'd....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd).

I. GENERAL RECOMMENDATIONS

- a. Hotels should be authorized to provide drinks in rooms either by personal service or a mechanical device which dispenses "miniature" bottles.
- b. Drinking in "open" areas should be permitted under proper circumstances. This should include patio areas, side walk cafes and "beer gardens".
- c. Where government liquor stores are not conveniently available, beer and wine should be made available at other outlets such as grocery stores and food markets.
- d. The concept of neighbourhood pubs should be approved subject to the conditions and guidelines suggested herein.
- e. Counter service should be permitted in pubs and beer outlets.
- f. All licensees having dining facilities should have the right to serve draught beer as recommended in the Morrow Report. This should also extend to neighbourhood pubs.
- g. Regulations should be modified insofar as pubs and beer outlets are concerned to allow patrons to stand, and to provide music, radio, television or live entertainment.
- h. Licensees should be permitted to serve beer in other than the standard glasses presently used, subject to the approval of the Board.
- i. The sale of "light" beer should be permitted at professional sporting events at the P.N.E., under supervision and control of the P.N.E. This beer has a lower alcoholic content and would be an appropriate moderate beverage to serve at such events. This is permitted in many other countries.

II. NEIGHBOURHOOD PUBS

We would recommend that the following provisions should apply to neighbourhood pubs, apart from City By-laws and other regulations as determined by the Board.

- a. They should be permitted only in areas which are recognized and zoned as "commercial" areas. They should not be permitted in residential-zoned areas.
- b. They should be permitted to provide live entertainment and appropriate recreational facilities within the premises.
- c. They should be required to provide food in the form of light snacks.
- d. They should be permitted to serve beer, wine and spirits.
- e. Patrons should have the privilege of having tea or coffee or non-alcoholic beverage served to them.
- f. It should not be necessary that the pub be connected to, or form part of, any other form of business, although this may be desirable in many situations.
- g. The seating capacity should not be more than 100.
- h. The atmosphere should be congenial and social.
- i. It will be necessary for the licensee to assume a high degree of responsibility to the neighbourhood in terms of order, behaviour and amenity.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

III
PLEBISCITE ON NEIGHBOURHOOD PUBS

The Morrow Report recommended public hearings to determine the locations for neighbourhood pubs, but we believe that this process will have limited value. We believe that it is sound principle that the citizens of a local area within a City should have the right to determine whether or not they wish to allow pubs in their areas. Applying the "local option" principle, therefore, we recommend the following procedures to determine the areas where neighbourhood pubs be permitted.

- a. The question should be put to the citizens of Vancouver as part of the plebiscite proposed on the subject of governmental reform, in October 1973.
- b. The results of the plebiscite should determine what local areas of the City are to be designated as "permit" or "non-permit" areas insofar as licensing of neighbourhood pubs is concerned
- c. Approval of at least 60% of the voters in the local area should be required.
- d. The results of the plebiscite should determine the matter in each local area for a minimum period of three years.
- e. Procedures should be established to permit citizen initiative in requesting a further plebiscite on the matter at a future date insofar as their own local area is concerned. This is to apply to both proponents of licensing and opponents.
- f. Licenses in the "permit" areas should be subject to approval by the City Council on recommendation of the Community Development Committee in addition to approval by the Liquor Control Board. This basically is the procedure now in effect with reference to all new applications for liquor outlets in the City.
- g. Licenses should be firstly granted on an experimental basis, as recommended in the Morrow Report. We recommend that one license be granted in each approved local area in the first year.
- h. Additional licenses should be considered on the basis of various factors in the local area, such as location, population ratio, amenities, competition, etc.

Many of the "general" recommendations in this Report are similar to the recommendations made in the brief presented by the City to the Morrow Commission in 1969. "

In respect of this report it was noted that a delegation request was submitted from the Kitsilano Area Resources Association.

The Council also noted there was a Public Meeting on this subject.

MOVED by Ald. Pendakur,

THAT the communication from the Kitsilano Area Resources Association be received.

- CARRIED UNANIMOUSLY

cont'd.....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

The Council considered the various recommendations in the report of the Special Committee, taking action as follows thereon:

GENERAL RECOMMENDATIONS - I

Recommendation

- (a) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED UNANIMOUSLY

- (b) MOVED by Ald. Pendakur,
THAT this recommendation be approved after rewording as follows:

"Drinking in 'open' areas should be permitted under proper circumstances. This should include patio areas, sidewalk cafes, 'beer gardens' and other open areas; all subject to the appropriate license and zoning by-laws".

- CARRIED UNANIMOUSLY

- (c) MOVED by Ald. Linnell,
THAT this recommendation be tabled for discussion as a separate subject at a future appropriate date.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

- MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Massey and Rankin voted against the motion)

- (d) It was agreed this recommendation be deferred for consideration in respect of recommendations under the heading "NEIGHBOURHOOD PUBS - II)
- (e) It was agreed this recommendation be deferred for consideration in respect of recommendations under the heading "NEIGHBOURHOOD PUBS - II)
- (f) MOVED by Ald. Pendakur,
THAT this recommendation be approved after rewording as follows:

"All licensees having required dining facilities should have the right to serve draught beer as recommended in the Morrow Report".

- CARRIED

(Alderman Gibson voted in the negative)

- (g) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

(h) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED

(Aldermen Gibson, Hardwick and the Mayor voted
in the negative)

(i) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED

(Aldermen Gibson, Harcourt, Hardwick, Marzari
and Rankin voted against the motion)

NEIGHBOURHOOD PUBS - II

MOVED by Ald. Pendakur,
THAT recommendations a, b, c, d, e, f, h, and i, be approved.

- CARRIED

(Alderman Hardwick voted in the negative)

MOVED by Ald. Pendakur,
THAT recommendation 'g' be approved.

- CARRIED

(Alderman Hardwick voted in the negative)

MOVED by Ald. Pendakur,
THAT the following be added to the recommendations under
'Neighbourhood Pubs - II', and approved:

"that if, as and when these recommendations are allowed
in regard to neighbourhood pubs, then the proposal
'that parking regulations for a neighbourhood pub be
similar to those of a neighbourhood restaurant, be
referred to the Director of Planning and Civic Develop-
ment for consideration and report back".

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the following recommendation, as referred to under
"General Recommendations", be approved and placed with recommend-
ations under "Neighbourhood Pubs".

"The concept of neighbourhood pubs should be approved
subject to the conditions and guidelines suggested
herein"

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the following recommendation, as referred to under
"General Recommendations", be approved:

"Counter service should be permitted in pubs and beer
outlets".

- CARRIED

(Aldermen Gibson, Hardwick, Rankin and the Mayor
voted in the negative in respect of counter service
in beer outlets"

(The Council agreed not to pursue this report further at this
particular point in view of a delegation present to speak on
another matter - for the continuation of this subject see page 18)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Kerrisdale Arena Emergency Repairs

The Board of Administration, under date of April 30, 1973, reported as follows:

"The Board of Administration has received the following report from the Director of Finance:

The Chairman of the Park Board has written to the City Council requesting that City Council provide \$200,000 for essential repairs to the Kerrisdale Arena including replacement of the Arena floor, mechanical plant and lighting. A copy of the letter from the Chairman of the Park Board is attached.

I have examined the submission from the consulting engineers retained by the Park Board and find that the consulting engineers estimate the cost of work to be as follows:

Arena floor	\$ 86,000
Mechanical plant	24,000
Arena lighting	40,000
Contingency	15,000
Fees	<u>15,000</u>
	<u>\$180,000</u>

In addition to the \$180,000 the Park Board is requesting a further \$20,000 for unspecified 'essential repairs and renovation work'.

Examination of the detail in their letter suggests that the only emergency item is the flooring. It appears that the other items are probably worthwhile, but are not of an emergency nature. I would suggest that perhaps Council would wish to have the City's construction co-ordinator examine the mechanical plant and City Electrician examine the lighting prior to further action on these items.

HISTORY

The Kerrisdale Arena is operated by the Kerrisdale Community Centre Society under an agreement with the City of Vancouver. Under this agreement operating surpluses are deposited in trust with the City and are to be used for major repairs, painting, improvements, or additions to the Arena building, including parking facilities. The amount in this trust fund at the moment is approximately \$28,000 and this could be used to assist with these repairs. This fund has been used quite extensively in the last few years for such items as replacing the roof on the Arena and in 1972 for a \$38,100 expenditure for replacement and expense of the ice-making equipment.

The question arises as to how major repairs on such facilities as the Kerrisdale Arena should be paid for, recognizing that as our Community Centres and associated facilities get older more and more of these major expenditure needs will arise. The Kerrisdale Arena and Community Centre were originally paid for by Local improvement levies on the residents generally of that area. Council policy now is that Community Centres and associated facilities are paid for on a City wide basis under the Five Year Plan.

SOURCE OF FUNDS

(A) The 1971-75 Five Year Capital Plan contains an item of \$1,750,000 for 'construction, extension and additions to Community Services centres including equipping of them'. There is approximately \$975,000 unallocated funds available from this source. The Parks Board is requesting appropriations of \$225,000 in the 1973 Capital Budget, leaving a balance of approximately \$750,000, unallocated. The Director of Finance recommends this source of funds.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Kerrisdale Arena Emergency Repairs (cont'd)

Note: The Park Board wishes this matter to be dealt with expeditiously and the Corporation Counsel has not had the opportunity to determine the necessity or otherwise for a bylaw to vary the purpose as stated in the Five Year Plan. If the necessity exists then the bylaw can be presented to Council next week.

(B) Alternatively if the above source of funds is not considered appropriate then the other available source of funds would have to be the Supplementary Capital Budget.

RECOMMENDATION

1. That Council approve the allocation of 1971-75 Five Year Plan Funds (Community Services centres category as noted above) for major repairs on facilities such as the Kerrisdale Arena and other Community Centres.
2. That if the above recommendation is approved then a varying bylaw be presented to City Council at its next meeting if considered necessary by the Corporation Counsel.
3. That subject to approval of the above an amount of \$100,000 for replacement of the floor of the Kerrisdale Arena including fees and contingency be allocated and appropriated in advance of Council's consideration of the 1973 Capital Budget. Note - Funds could be advanced from Capital Reserves pending approval of the varying bylaw.
4. That Council request the Assistant Director of Permits & License Dept. - Building Construction and Maintenance Division to examine the mechanical plant of the Arena and the Assistant City Engineer - Electrical Division to examine the Arena lighting and electrical system, for report back to Council.
5. That the Board of Parks & Public Recreation be advised that in respect to the additional request of \$20,000 for unspecified 'essential repairs and renovation work', funds would be provided from the Trust Funds upon receipt by Council of more details as to the requirement.

Your Board RECOMMENDS the foregoing report of the Director of Finance be adopted."

Delegations were heard on this report from the Kerrisdale Community Centre Society urging early decision, and from the Park Board urging Council not allocate the funds for these repairs from the 1971-75 Five-Year Plan funds, as proposed in the Board of Administration report.

MOVED by Ald. Bowers,

THAT the recommendations of the Board of Administration and the Director of Finance contained in the foregoing report be adopted.

- CARRIED

(Alderman Marzari voted in the negative)

The Council recessed at approximately 4:45 p.m., and following an 'In Camera' meeting, recessed to reconvene in open session at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt,
Hardwick, Linnell, Marzari,
Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

UNFINISHED BUSINESS (cont'd)

4. Harness Racing: P.N.E.

The Council considered a request from the B.C. Standardbred Association that Pacific National Exhibition Park be used for harness racing during the off season. Mr. P.J. Brennan appeared in support of the request asking a surface be placed on the inside track to permit this harness racing on a one-half mile track.

Opposed to the request were the following organizations and representatives of these organizations appeared and set out their reasons:

B.C. Jockey Club (Brief filed dated April 27, 1973)
Horseman's Benevolent & Protective Association
B.C. Thoroughbred Breeders' Society

A representative of the Canadian Trotters' Association appeared in support of the request of the B.C. Standardbred Association.

The Corporation Counsel advised that any change affecting the present lease with the Jockey Club must be between the P.N.E. and the Jockey Club.

MOVED by Ald. Volrich,

THAT further consideration of this whole matter be referred to the Directors of the Pacific National Exhibition for consideration at their next meeting.

- CARRIED UNANIMOUSLY

5.

Refusal of License:
Mr. G. Cuomo (512 East Cordova Street)

The Council considered an appeal of Mr. G. Cuomo in respect of refusal by the License Inspector of license to operate a multiple dwelling at 512 East Cordova Street, in view of convictions.

Mr. Cuomo appealed and was heard. The License Inspector spoke to his refusal and the Director of Environmental Health gave details of the convictions which relate in the main to insufficient lighting, accumulated refuse, presence of vermin, unclean linen and lacking cleanliness throughout. The latter official reported that some renovations are taking place but the premises are still far from complying with the Lodging House By-law. He felt, however, the building could be brought up to a standard which would satisfy the By-law.

MOVED by Ald. Rankin,

THAT the action of the License Inspector in refusing license to Mr. G. Cuomo to operate a multiple dwelling at 512 East Cordova Street be upheld;

FURTHER that the operator be given to May 31, 1973, to comply with the License Inspector's license refusal.

- CARRIED

(Alderman Volrich refrained from voting having represented Mr. Cuomo on occasions, although not related to this particular case)

Regular Council, May 1, 1973 15

COMMUNICATIONS OR PETITIONS

1. Development in Gastown Area

A representative of the Gastown Merchants' Association appeared in support of brief dated April 16, 1973, setting out various requests under the headings of Traffic; Policing; Street Cleaning; Blood Alley Square; Street Functions; Information Bureau; Public Washroom and Water Fountain Facilities; Skid Row; Outdoor Restaurants; Trees, Public Seating and Parking. Particularly, the request is made that Alexander Street be closed between Main and Powell/Carrall/Water junction on Saturdays and Sundays during the summer months (or possibly for a trial period) in order that outdoor art/craft displays, street markets, flea markets and other street functions may take place in the area.

The Council's views on diverting westbound Powell/Water Street traffic onto Cordova Street on certain specified weekend dates during the year are sought. This will allow the whole of Gastown to be, on a temporary basis, pedestrian oriented for street functions planned by the Association.

The City Engineer, under date of April 26, 1973, submitted a report on traffic matters involved in the request of the Association.

MOVED by Ald. Bowers,

THAT approval be given to the closure of Powell Street from Columbia to Carrall Street on May 20, 1973, and the closure of Alexander Street as requested on Sundays, on an experimental basis, as per the Association's brief, on the following conditions:

- (a) Costs for street closures to be borne by the Association.
- (b) The Association to obtain the approval of the businesses affected.
- (c) Approval of the B.C. Hydro to be obtained.
- (d) City Engineer to report back on this experiment.

AMENDED
SEE PAGE 266

FURTHER THAT all of the other items mentioned in the Gastown Merchants' Association brief of April 16, 1973, including costs, to be the subject of a report from the City Engineer and other related officials.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Underground Wiring Local Improvement Project:
Blood and Trounce Alley

The City Engineer, under date of April 25, 1973, submitted the following report:

"I. Background

Originally the undergrounding of B.C. Hydro and B.C. Telephone wires was part of the Beautification Project for Blood and Trounce Alley. As stated in the Information Report to Council dated April 3, 1973, early in 1972 Council had felt that the cost to the City for undergrounding in Trounce Alley (ranging from \$35,000 to \$75,000) was unreasonable for the benefit which would result.

However, on May 30th, 1972, Council approved the proposal that the undergrounding of wires (at that time estimated at \$60,000) be separated from the beautification project and instructed that the undergrounding be advanced under the new Provincial Power and Telephone Beautification Fund Act which provides that the costs be shared equally by the Province, the Utility Companies and the City, thus reducing the City's contribution.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Underground Wiring Local Improvement Project:
Blood and Trounce Alley (cont'd)

On November 9th, 1972, following a Court of Revision, Council authorized the City Engineer to proceed with a local improvement project to underground the utilities in that portion of Trounce Alley from the westerly limit of Blood Alley to a point approximately 45 ft. west of Carrall Street, subject to the Government approval of the project under the Provincial Act. No objections to the project were filed by the abutting owners. The total estimated cost amounted to \$64,210, to be shared as follows:-

B.C. Hydro -	\$15,000
B.C. Telephone -	\$ 6,404
Province -	\$21,403
Municipal - * City	\$10,956
* Property Owners	\$10,447

* - under local improvement procedures

II. Present Position

Since the inception of the project to underground utilities in Trounce Alley and Blood Alley Square, the scope of the work has changed and the estimates have varied correspondingly. When the Local Improvement Project for Undergrounding was advanced, it was planned that the "H" frame which is located approximately 10 ft. west of Carrall Street would remain until the second phase of the Gastown Beautification Program was undertaken on Carrall Street.

After the Court of Revision, B.C. Hydro notified the City that, because of the large growth in the electrical loads, they could not wait until Phase Two to install the underground transformer vault and larger transformers. For this reason, B.C. Hydro have now increased their estimate to \$93,000.

If another local improvement were initiated extending the limits of the project the additional 45 ft. to Carrall Street, the project would be delayed approximately three months - i.e. construction would start in August and be completed in November. The portion of the cost of such a project which the City could recover from the property owners would amount to approximately \$1,200; however, the delay might add more than that to the cost because of the rising costs and poor weather conditions. In the event that the local improvement project were defeated by the owners, the City would have to cover the \$1,200 if the project is to go ahead.

As a result of this extension of the project, the owners of the Fraser Hotel and the building known as 15-19 West Cordova Street will be required to make changes to their electrical service equipment at costs of approximately \$2,000 and \$1,000 respectively. These changes which are necessary in order to accept the underground service voltages, are being discussed with these two owners. The other services affected have already been modified by the owners as part of building renovations.

Firm estimates have now been received from the B.C. Hydro and Power Authority for undergrounding their plant in Trounce Alley and Blood Alley Square. The costs for the undergrounding project are as follows:-

B.C. Hydro -	\$93,000 *
B.C. Telephone -	\$19,210 *
City Electrical -	<u>\$ 4,000 **</u>
Total Estimated Cost	\$116,210

* - These costs are shareable under the Power and Telephone Line Beautification Fund Act.

** - Cost of relocating a street lighting service.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

The contribution to the undergrounding project would be as follows:-

B.C. Hydro -	\$31,000
B.C. Telephone -	\$ 6,403
Province of British Columbia -	\$37,403
Municipal - City	\$30,957
- Property Owners	<u>\$10,447</u>

Total Estimated Cost \$116,210

Funds for the City's share of the undergrounding projects are provided out of the Supplementary Capital Program for Undergrounding. \$500,000 is being requested for the 1973 Program but the Budget has not yet been approved.

Because of the increase in the scope and the cost of the undergrounding project for Blood Alley Square and Trounce Alley, I submit

FOR COUNCIL'S CONSIDERATION either

- (a) proceed with the project, or
- (b) rescind the motion of November 9, 1972 which authorized the City Engineer to proceed with the local improvement.

If Council decides to proceed, I RECOMMEND that

- (a) the removal of utility plant from the portion of Trounce Alley between Carrall Street and easterly limit of the Blood Alley Square and Trounce Alley local improvement project (approximately 45 ft.) be added to the project,
- (b) the City's share of the project be increased by \$20,000 to cover the increased estimated cost to the City,
- (c) additional funds for the City's share be approved in advance of the 1973 Supplementary Capital Budget for Undergrounding."

A communication was noted from the Gastown Merchants' Association urging the project be proceeded with and a communication from the Cordova Redevelopment Corporation asking the project be completed.

MOVED by Ald. Linnell,

THAT this local improvement project be proceeded with, subject to the owners of the Fraser Hotel and of the premises at 15-19 West Cordova Street agreeing to the required changes to their electrical service equipment;

FURTHER THAT the recommendations of the City Engineer contained in his report of April 25, 1973, as quoted above, be approved.

- CARRIED UNANIMOUSLY

C. Board of Administration
GENERAL REPORT, April 27, 1973

Building and Planning Matters

Development Permit Applications in Kitsilano:
Kitsilano Area Resources Association

The Council considered the report of the Deputy Director of Planning and Civic Development and the Director of Permits and Licenses on a request from the Kitsilano Area Resources Association that an additional copy of development permit application information be furnished to the Planning Centre Committee.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Development Permit Applications
in Kitsilano (cont'd)

In the report of the officials a procedure is set out which includes additional staff position. Implementation of the procedures including the additional staff position is proposed for a six months trial period, with a further report on the effectiveness and actual use of the information to be made to the Council.

A representative of the Kitsilano Area Resources Association Planning Centre Committee appeared and furnished a brief in support of their request.

MOVED by Ald. Linnell,

THAT the procedures set out in the officials' report, submitted by the Board of Administration, including the additional staff position, be approved for a trial period of six months.

- CARRIED

(Alderman Massey voted in the negative)

At this point (9:40 p.m.) a short recess was observed following which the Council reconvened.

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

Earlier in the proceedings the Council dealt with GENERAL RECOMMENDATIONS - I and RECOMMENDATIONS RE NEIGHBOURHOOD PUBS - II, contained in the report dated of April 13, 1973, submitted by the Special Committee re Licensing of Sidewalk Cafes and Entertainment in Beer Parlours. The balance of the report dealt with recommendations with regard to submission of a plebiscite on neighbourhood pubs.

The Council heard a delegation from the Kitsilano Area Resources Association seeking clarification on certain parts of the report and expressing doubt as to the effectiveness of a plebiscite being held to determine action in neighbourhood areas but in any event, asked early action be taken on neighbourhood pubs.

The Council took action on the balance of the Special Committee's report as follows:

PLEBISCITE - III

MOVED by Ald. Bowers,

THAT recommendations 'a' to 'h' contained in the Special Committee's report under the heading 'Plebiscite - III' be approved.

- LOST

(Aldermen Gibson, Hardwick, Linnell, Marzari,
Massey and Rankin voted against the motion)

(See pages 6 to 9 for the Special Committee's
report quoted in detail)

UNFINISHED BUSINESS (cont'd)

6. Christ Church Cathedral Development

At its meeting on April 3rd the Council tabled the following motion for one month:

"THAT the Council advise the Technical Planning Board that the Council does not favour the form of development in respect of the Christ Church Cathedral, as set forth in development permit application No. 60332."

The Council noted a letter from Dean O'Driscoll of Christ Church Cathedral, dated April 26, 1973, asking further discussion of the question be deferred to at least May 15th and, in the meantime, the Civic Development Committee meet with representatives from the Cathedral and representatives from Ark Developments to further discuss negotiations.

MOVED by Ald. Volrich,
THAT the whole matter be deferred to June 26, 1973, and in the meantime the Council discuss the matter with official representatives from the Cathedral and appropriate development parties;

FURTHER the Council record that it is in favour of considering the principle of the sale of the development rights.

MOVED by Ald. Bowers,
THAT the Communication dated April 26, 1973, from Dean O'Driscoll be received.
- CARRIED UNANIMOUSLY
- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Letter of Appreciation

MOVED by Ald. Rankin,
THAT the communication from Mr. Harold Winch expressing appreciation on having been granted the honour of 'Freeman of the City of Vancouver' be received for information.

- CARRIED UNANIMOUSLY

3. Term of Appointments:
Vancouver Athletic Commission

A request, dated April 11, 1973, was noted from the Vancouver Athletic Commission asking that the term of appointments to that Commission be for a period of two years, or the same as the term of office for members of Council.

MOVED by Ald. Rankin,
THAT the request be received and considered by Council when Charter Amendments are under review.

- CARRIED UNANIMOUSLY

4. Public Meeting re Housing in West End:
West End Community Council

A request was received from the West End Community Council that the City be represented at a public meeting to be held on May 5th at 1:00 p.m. in the Vancouver Public Library, on the subject of housing in the West End.

MOVED by Ald. Harcourt,
THAT the organization be advised Alderman Harcourt will be in attendance at this meeting.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Development Permits:
(FRACAS)

A communication from the Fairview Residents Association & Community Action Society was received asking that the organization be officially notified of all applications for development permits in the area North of 16th Avenue between Cambie and Granville Streets on the N/S of False Creek.

MOVED by Ald. Bowers,

THAT this communication be received and the organization advised of the procedures adopted by Council in dealing with a similar request from the Kitsilano Area Resources Association and set out in Board of Administration report dated April 27, 1973 (Building and Planning matters).

- CARRIED UNANIMOUSLY

6. Site in Vancouver:
Museum of Asian Art

It was agreed a delegation be heard in connection with request of the Vancouver Society for Asian Art regarding a suitable site for a proposed museum.

7. 1973 Resolutions:
C.F.M.M. Conference

MOVED by Ald. Linnell,

THAT the information furnished by the City Clerk to the effect that resolutions have not been furnished either by members of the Council or officials with regard to the forthcoming Canadian Federation of Mayors and Municipalities Conference to be held June 3 - 7, 1973, be received for information.

- CARRIED UNANIMOUSLY

8. Civic Luncheon:
United Nations Conference Seminar

MOVED by Ald. Rankin,

THAT, pursuant to recommendation of the Mayor, authority be granted for a civic luncheon to be arranged in honour of the members of the United Nations Seminar for the 1976 Conference on Human Settlements, to be held at U.B.C., to commence planning of arrangements for the Conference.

- CARRIED UNANIMOUSLY

(It is proposed to hold the Luncheon
on May 10, 1973, at the U.B.C. Faculty Club)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, April 27 (cont'd)

PROPERTY MATTERS

The Council considered this report containing clauses 1 to 5 identified as follows:

- Cl. 1: W/S Main Street North of 1st Avenue
Sale portion of Lot
- Cl. 2: Acquisition for Park Site #10, 416 East 7th,
2321 Guelph Street
- Cl. 3: Acquisition for Arbutus-Burrard Connector
and Park Site #9
- Cl. 4: Authority to Demolish Dwelling known
as 1133 Pendrell Street
- Cl. 5: Demolitions

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration and Supervisor of Property and Insurance in Clauses 1 to 4 of this report be adopted, and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Regular Council, May 1, 1973 21

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. DEPARTMENT REPORT
April 27, 1973

WORKS & UTILITY MATTERS

This report contained clauses identified as follows:

- Cl. 1: Robson Strasse
- Cl. 2: Local Improvements - Subsequent Procedure
- Cl. 3: Sewers Program - False Creek Flats

Action on the report was taken as follows:

Clause 1

MOVED by Ald. Bowers,

THAT the City Engineer be requested to explore the possibility of closing the 1000 block Robson Street, on an experimental basis, for the purpose of a shopping mall on Saturdays from 9:00 a.m. to 6:30 p.m. during the coming summer;

FURTHER THAT the City Engineer include in his report the question of allowing buses to continue to operate in the block during this street closure.

- CARRIED UNANIMOUSLY

Clause 2

The Council agreed to the withdrawal of this clause as it was intended to be directed to the Court of Revision to be held on May 10, 1973.

Clause 3

MOVED by Ald. Hardwick,

THAT the recommendation of the City Engineer contained in this clause be adopted, on the understanding that an attempt will be made to obtain the forgiveness factor from the Federal Government in accordance with the appropriate Federal Act.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

This report contained two clauses identified as follows:

- Cl. 1: Temporary Display Cottage:
2201 Cambie Street
- Cl. 2: Progress Report: Sheraton Landmark Hotel
Outside Lighting

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,

THAT the recommendation contained in this clause to approve a temporary display cottage at 2201 Cambie Street for a period of two years be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Linnell,

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT
April 27, 1973 (cont'd)

FINANCE MATTERS

Legal Expenses re Court Action:
P.C. Honeybourn

The Council considered this report dealing with request of the Police Commission regarding payment of legal expenses of P.C. Honeybourn, submitted to Council by the Corporation Counsel for consideration. It was,

MOVED by Ald. Hardwick,

THAT the matter be deferred one week and in the meantime the Corporation Counsel furnish to the City Clerk a copy of the Judgment in order that such may be made available to members of Council for perusal.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

Property Acquisition: S.E. corner
of 2nd Avenue and Quebec Street

This report deals with the question of the purchase of property at the S.E. corner of 2nd Avenue and Quebec Street in connection with possible involvement in extension of the Columbia-Quebec Connector south of Second Avenue and after consideration by the Council, it was,

MOVED by Ald. Bowers,

THAT the Supervisor of Property & Insurance be authorized to negotiate for the purchase of this property and report back to Council on cost and source of funds.

- CARRIED

(Aldermen Marzari and Rankin voted in the negative)

E. Report of Standing Committee
on Housing, April 10, 1973

In introducing this report, Alderman Harcourt referred to amendment to the March 27th Minutes by deleting from Clause 3 (a) the words "to ensure compliance with all City By-laws", and explained the reason. The Council concurred with the Standing Committee's amendment.

The report of April 10th contained clauses identified as follows:

- Clause 1: Evaluation and Accreditation of Skid Road Housing
- Clause 2: United Housing Foundation
- Clause 3: Leasing and Rehabilitation in the Skid Road Area
- Clause 4: Rehabilitation of Buildings in the Skid Road Area
- Clause 5: Discussion of Committee's Policy re Housing Problems
- Clause 6: NIP Programs
- Clause 7: Memo from Chairman

Action was taken on these clauses as follows:

Clause 1:

MOVED by Ald. Harcourt,

THAT the Committee's recommendations in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2 (a)

In considering this clause respecting United Housing Foundation, the following report, dated April 30, 1973, was received from the Director of Planning and Civic Development:

" BACKGROUND

On April 10th, 1973, the Standing Committee of Council on Housing after hearing a presentation from Mrs. Shirley Schmid, United Housing Foundation, resolved:

'THAT Site #20, Champlain Heights be tendered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per acre and within a price range of \$20-25,000 per unit.

FURTHER THAT, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.'

It should be pointed out that in a report to City Council dated June 28th, 1972, the Director of Planning, the Director of Finance and the Director of Social Planning expressed the following concerns:

1. Many groups, including the United Housing Foundation (previously United Co-operative Housing Society), the B.C. Baptist Foundation and Dawson Developments Ltd., were interested in building low cost housing in Champlain Heights. It was the concern of City officials that the disparity of housing, e.g. low cost townhouses on one hand and higher cost single-family on the other, was not in accord with the original objectives of providing housing for a diversified range of incomes.
2. The release of properties for low-cost townhouse development has the effect of reducing standards both spatially and constructionwise and it was suggested that properties should be marketed on the basis of a competitive design. The report suggested that a Jury be set up including representatives from the Architectural Institute of British Columbia, the B.C. Society of Landscape Architects, the Fraserview-Killarney Area Council and the Vancouver City Planning Commission.
3. There is an apparent imbalance of low-cost housing in Champlain Heights. It was reported that 44 1/2% of the total number of units built in Areas A, B, C and D were in this category and that even if no more similar units were constructed, the City would still end up with 25% of the total being low cost units.
4. It was suggested that a better method of providing low cost housing was to disperse 10% of such units into medium cost housing projects.

The recommendations of the report included that:

1. Sites 19 and 20 be sold for housing development in the \$20,000-\$30,000 range
2. Sale be on the basis of competitive design and fixed price
3. City officials consult with C.M.H.C. to investigate the possibility of dispersing within the development, approximately 10% of the units for sale direct to C.M.H.C. for subsidized rental or sale
4. The unit density be reduced from 18 to 16 units per acre.

The detailed extract of City Council Minutes of July 4th, 1972 is set out in Appendix I.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2 (a) cont'd.

Council heard from a number of delegations, including the City Planning Commission and the Fraserview-Killarney Area Council. The Area Council was concerned with the density of development for both Sites 19 and 20 and suggested that Site 19 be single-family development and Site 20 be reduced to a density of 15 units per acre. They also supported the objective of providing medium-cost housing and were adamant that the City should be controlling architectural design, landscape design and the retention of trees where possible. The City Planning Commission supported the objective of design competition, felt that Site 19 should be used for well-designed low-density townhouses of a cluster variety and supported the idea of the Area Council that the unit density for Site 20 should be 15 units per acre, adding that 'such site (Site 20) should not be used for limited dividend or low income housing or institutional uses'.

On hearing these delegations, Council tabled the report pending receipt of a report from the City Planning Commission following its meeting with the Area Council.

On July 18th, 1972, Council subsequently approved the following:

1. Sites 19 and 20 be marketed for housing in the \$25,000-\$30,000 range
2. City Council to instruct its officials to investigate the possibility of providing 10% low cost units in medium cost housing projects
3. Land be marketed on the basis of competitive design and fixed price
4. The unit density for Site 19 be in the order of 10 units per acre and for Site 20, 15 units per acre
5. The City Planning Commission and the Fraserview-Killarney Area Council be represented on a design Jury.

The extract of City Council Minutes of July 18th, 1972 is attached as Appendix II.

PRESENT SITUATION:

The Planning Department is not in accord with the proposal of the Housing Committee basically on two accounts:

1. The proposal is contrary to earlier intentions of Council and the points of view of the Vancouver City Planning Commission, Fraserview-Killarney Area Council and City officials.
2. It was the intention to improve the quality of housing in Champlain Heights through competitive design and to introduce townhousing in the intermediate cost range to provide higher spatial standards as well as providing a variety of housing for the whole spectrum of social and economic needs.

The fixed price and competitive design would provide the best design possible from the point of view of site design, building design (interior and exterior), landscaping, the provision of community facilities including daycare centres, swimming pools, etc. The Jury was to be set up to include both citizen and professional representatives so that all aspects of housing and community design could be achieved.

Citizens of the area are very critical of the quality of townhouses which have been constructed and officials are also concerned with respect to the spatial standards and the effect this has on the community and the City's environment.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2(a) cont'd.

In a recent survey of townhouses in the metropolitan area, it was found that in the medium income market, 1,200 square feet of livable area was an accepted minimum standard for three-bedroom homes. If one compares this to the 300 units of townhouses constructed east of Tyne Street in Champlain Heights one will discover that the units are 1,000 square feet or less. In addition to these 300 units there is a further 265 units of townhouses and garden apartments in the limited dividend and public housing projects which are also in the 1,000 square feet or less range.

It is again suggested to City Council that we should be attempting to provide a variety of housing in Champlain Heights. On the one hand we have low cost townhouses which were constructed at an approximate price of \$16,000 per unit and are now listed at \$22,000-\$23,000 per unit. On the other hand, we have single-family homes which market at \$45,000-\$50,000. Except for approximately 100 units of townhouses being built in Area A by Community Builders Ltd. which sell for \$35,000+, there are no townhouse units in the medium cost range.

We suggest that medium cost housing at the present time represents housing costing \$30,000. This is higher than the figure of \$25,000-\$30,000 quoted to City Council in the report dated June 18th, 1972. The reason for this is that housing costs have risen. A recent survey indicates that townhouses sell for \$20-\$25 per square foot of living area excluding cellars. At these figures, to build a building of minimal standard for a three-bedroom unit of 1,100 square feet it will cost in the order of \$22,000-\$27,000. If one adds to this the cost of land at \$6,000 per unit (value is based on recent sales of townhouse sites in Champlain Heights), this provides units in the \$28,000-\$33,000 range. This range is medium cost housing. Co-operative housing is low cost subsidized housing by virtue of the fact that such developments get a preferred interest rate and an extended loan period (40 years). The persons who qualify for the co-operative housing Site #18 were in the \$6,000-\$8,000 income range. C.M.H.C. gave a special concession to the United Co-operative Housing Society in permitting 10% of the units to be occupied by persons earning more than this range in return for the Society providing 10% of the units for sale to C.M.H.C. for persons below this income range.

The above statement is not meant to imply that co-operative housing cannot be built for people of medium and high income but people in these higher income groups must pay conventional interest rates and be given a lesser term (25 years). It is suggested, however, that although some people may prefer this type of tenure, generally, the advantages from the point of view of financial gain and flexibility of movement would limit the numbers of people interested. A person earning \$8,000 per year can be expected to afford a \$16,000-\$20,000 mortgage (9% for 25 years). A person making \$10,000 per year with some downpayment would be in a position to purchase a medium cost unit in the \$28,000-\$33,000 range.

RECOMMENDATION:

It is RECOMMENDED THAT Council:

1. Does not consider the release of Site #20 to one particular group
2. Reaffirms the principles of marketing on a fixed price and competitive design basis

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2(a) contd.

- 3. Reaffirms the principle that Champlain Heights has enough subsidized and low cost housing and that the City should be endeavouring to introduce medium cost housing to encourage a variation of housing catering to all social and economic needs.

However, if City Council still wishes to market another site for low cost housing, they should be prepared to entertain proposals from other non-profit groups. "

MOVED by Ald. Harcourt,
THAT the Committee's recommendation in Clause 2(a) of the report of the Standing Committee on Housing, dated April 10, 1973, be adopted after changes:as follows:

"the word 'tendered' in the first line of the recommendation be changed to read 'offered' and the price range referred to be altered to read \$20,000 to \$30,000".

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT consideration of the matter be deferred for one week and in the meantime the Fraserview Killarney Area Council be given an opportunity of commenting on the Housing Committee's proposal.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey and Rankin, and the Mayor voted against the motion)

The motion of Alderman Harcourt was put and CARRIED UNANIMOUSLY.

BALANCE OF REPORT

MOVED by Ald. Harcourt,
THAT Clauses 2 (b) and (c) and 3 to 7 inclusive of the report of the Standing Committee on Housing, dated April 10, 1973, be received for information.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing matter,
Alderman Linnell left the meeting)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G(i) Report of Standing Committee on Social Services, April 12, 1973

The Council considered this report of the Standing Committee on Social Services which contains clauses identified as follows:

- Cl. 1: Greater Vancouver Mental Health Project
- Cl. 2: Opportunity Rehabilitation Workshop - Grant in Lieu of Taxes
- Cl. 3: Grant Request - Helping Hand Council
- Cl. 4: Dunbar - West Point Grey Youth Problem
- Cl. 5: Integration of Provincial Social Service Workers with City Social Service Workers - Department of Welfare & Rehabilitation

Clause 2

MOVED by Ald. Bowers,
THAT the recommendations in this clause be deferred pending a report from the Director of Social Planning in respect of a grant to this Organization.

- CARRIED UNANIMOUSLY

Balance of Report

It was agreed that the balance of this report would be considered by Council at its next meeting.

H. Report of Standing Committee on Civic Development April 12, 1973

The Council considered this report of the Standing Committee on Civic Development which contains clauses identified as follows:

- Cl. 1: A Proposal for Downtown Development
- Cl. 2: Historic Area Advisory Board

MOVED by Ald. Hardwick,
THAT the Committee's recommendations contained in Clauses 1 and 2 be adopted.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Civic Development April 17, 1973

Oakridge Expansion Proposal

MOVED by Ald. Hardwick,
THAT the recommendation in the report of the Standing Committee on Civic Development, be adopted.

- CARRIED UNANIMOUSLY

J. Regional District Matters

In view of the meeting of the Greater Vancouver Regional District to be held Wednesday, May 2nd, an opportunity was given to the members of Council to raise Regional District matters.

In this regard, the Regional District communication dated April 25th was noted from the District's Acting Director of Planning on the subject of the Vancouver International Airport and Related Issues, in which a G.V.R.D. proposal is set out together with

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Regional District Matters
(continued)

comments by the Tri-Level officials on Federal proposals.

MOVED by Ald. Hardwick,
THAT this report from the Acting Director of Planning of the Regional District in respect of the Vancouver International Airport, be received.

- CARRIED UNANIMOUSLY

K. Proclamation: Miles for
Millions Walk Day

The Board of Administration under date of April 30, 1973, submitted the following report:

"The City Clerk reports as follows:

'A communication addressed to the Mayor and Members of Council dated April 5, 1973, has been received from the Miles for Millions Chairman, requesting Sunday, May 6, 1973, be proclaimed Miles for Millions Walk Day in Vancouver.

Council support and co-operation is requested to make this year's walk as successful as in previous years.

The City Engineer recommends that permission for the Miles for Millions Walk, starting at 7:00 a.m., May 6, 1973, from the Seaforth Armoury be approved, subject to the requirement that any additional expenses incurred by the City for street cleaning be borne by the Miles for Millions Association.'

Your Board submits the foregoing report for the CONSIDERATION of Council."

MOVED by Ald. Rankin,
THAT the recommendation of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

L. Board of Administration Property
Matters (Supplementary)
April 30, 1973

The Council considered this report containing clauses identified as follows:

- Cl. 1: Request to Use City-owned Lands Situated at Jackson and Pender Streets for a Carnival Show
- Cl. 2: Lease of City Lot 23, Block 104, D.L. 541
1200 Block Richards Street
- Cl. 3: Assignment of Lease from Vancouver Racquets Club and Badminton Building Ltd., to Vancouver Racquets Club -- N/W Corner Ontario Street and 33rd Avenue
- Cl. 4: Demolition - False Creek Building #14
Former V.I.E. Works

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in Clauses 1 to 3 inclusive in the foregoing report, be adopted and clause 4 received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Demolition of Buildings

The Corporation Counsel under date of April 16, 1973, submitted the following report:

"At its meeting of April 3rd, 1973, Council instructed the Director of Planning and the Corporation Counsel to report back on a form of Charter Amendment to enable Council to control the demolition of buildings when it is considered in the public interest to do so.

The Corporation Counsel reports that since that date an amendment to the Municipal Act has been brought forward by the Government. It seems only logical to apply for the same type of amendment to the Charter. On the other hand, experience over the next few months may indicate whether the legislation is workable or not and what, if any, defects have become apparent.

The amendment is quoted in full in the second clause of the report of the Standing Committee on Civic Development of April 12, 1973, submitted to Council on May 1, 1973."

MOVED by Ald. Rankin,
THAT the foregoing report of the Corporation Counsel be received for information.

- CARRIED UNANIMOUSLY

N. Report of Special Committee
re False Creek
April 30, 1973

The Special Committee re False Creek under date of April 30th, 1973, submitted the following report:

"From the meeting of April 24, 1973.

1. Memorandum Minutes of
April 10, 1973

At the meeting of the Special Committee held on Tuesday, April 10, 1973, no quorum was present and consequently, a Memorandum Minute for record purposes only was made and submitted to this meeting. The Committee reviewed the three items in this Memorandum Minute as follows:

(a) Technical Assistants

The explanation given at the last meeting of the Committee was summarized for the members present at this meeting and after discussion the Committee

RECOMMENDS that two Technical Assistants be authorized for the False Creek Team, classification subject to review of the Director of Personnel Services.

(b) Per Diem Consultants

The Assistant Director - Civic Development explained to the members of the Committee who were absent at the last meeting, the nature of the employment of these consultants and gave illustrative examples of the type of work they would be doing. After discussion, the Committee

RECOMMENDS that \$3,000.00 be authorized at the present time for per diem consultants subject to informal reports back to this Committee on consultants use and a formal report back to this Committee on June 15, 1973.

(c) False Creek Public Information Program

At the April 10th meeting of the Committee, the Director of Social Planning submitted a report detailing the proposed disbursements of the \$20,000.00 fund Council approved in advance on the recommendation of this Committee on April 10, 1973. The Committee

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False
Creek, April 30, 1973 (cont'd)

RECOMMENDS that the disbursements of the \$20,000.00 established for the False Creek Public Information Program be as detailed in the report of the Director of Social Planning dated April 10, 1973.

2. Marina: Marathon Lands

Submitted to this meeting of April 24th by Mr. Mark Guslits, a member of Sankey Architecture, was an explanation of the proposed marina to be developed on certain Marathon lands on the north shore of False Creek west of Connaught Bridge. The representative of the Architect and the principals of False Creek Marina Limited, the owners, gave an explanation of the design and the various functions of the land-based and water-based developments.

Also submitted at this time was a report of the Assistant Director - Civic Development giving seven (7) points of factors considered by the False Creek Team in assessing the design.

The Committee was advised of the following points by the representatives of the firm and the Architect:

- the marina will have space for 394 boats.
- there will be boat and boat accessory sales and related offices, a restaurant, washrooms, showers and laundry facilities in the building.
- the restaurant will be on three levels in the building.
- the site of the building and its connections to land services have been related to Marathon's proposed Roundhouse Square development and has a plaza on the north side of the building and parking north of that again.
- there will be 6,000 square feet of boat and boat accessory sales space in the building.
- the restaurant will seat approximately 250.
- the marina is designed for boats of 20 to 45 feet in length.
- there will be 300 parking spaces for both the restaurant and the marina and during the course of Marathon's development of their lands, an equal amount of parking an equal distance from the building will be maintained. It was noted that the parking lot is not in the described leased area to False Creek Marina Limited.
- there will be a boat hoist and a tidal ramp.
- the shore treatment proposed is riprap to maintain the angle of repose of banks and is considered temporary by both the False Creek Marina Limited and Marathon.
- Marathon advised, through the representative present, that they were not prepared to commit themselves on any water edge definition or treatment beyond that necessary for marina operation at the present time. Marathon advised that they want to use the riprap type of treatment as they expected the finalization of their design and development on their water edge treatment within three years at the outside.
- the marina will have vehicular access from both the east and west sides.

After receiving the explanation and information from the representatives of False Creek Marina Limited, Marathon Realty Limited and the Architects, the Committee raised the following points:

- the riprap edge is not acceptable to this Committee.
- public access to the water must not only be available, but be inviting. The public should feel free to walk through the marina development.
- it was noted that by considering this marina and the implications connected with it, that precedents are being set.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, April 30, 1973 (cont'd)

- the Committee expressed concern about the possibility of a convenience given for customers between boat sales and marina space rental.
- the Committee noted the 8-foot width of the decking and suggested that this might be better if 12 feet wide.
- the Committee was concerned that the Marathon riprap treatment of the water edge on a temporary basis might be a precedent.
- Marathon declined to guarantee there will not be other marina applications on the north shore of False Creek fronting their lands.

The Committee reviewed the report of the Assistant Director - Civic Development dated April 24, 1973, and after further discussion,

RECOMMENDS that the scheme be approved in principle subject to the passage of the necessary amendment to the Zoning and Development By-law and subject to the developer amending the design taking into account comments made by the Committee at this meeting.

Commissioner McCreery, as a member of the firm involved in the design, requested to be released from voting on this matter. Leave to abstain was granted.

3. B.C. Floating Homes Association

At a previous meeting of the Committee, the B.C. Floating Homes Association submitted a request for consideration of the development of a live-aboard facility in False Creek to replace the facilities which will be removed when certain present operations are discontinued by City instruction. The B.C. Floating Homes Association was requested to give further consideration to their request and to come back to the Committee with some firm proposals.

Mr. K. Renaud and Mr. D. Cox submitted the design for a water facility for the Coast Floating Homes Association prepared by the Urban Design Centre. Mr. Renaud spoke to the designs shown in the submission.

The following are notes made during Mr. Renaud's oral submission:

- the submission shows two kinds of marina 'asterisks' and 'floating streets'.
- both designs are for approximately 50 boats and take two acres of water.
- amenities for the floating community would be on water rather than on land, i.e. on barges.
- fifty boats is considered the optimum size.
- a live-aboard community should be in one area. This would provide easier servicing.
- the Association would prefer if the Committee would set aside certain areas for live-aboards and provide different regulations than for marina operations.
- the Association is thinking in terms of a co-operative venture by live-aboards and noted that financing for a co-operative would be tied to the length of lease they were able to negotiate.
- shore facilities for a live-aboard community could be part of a larger marina operation.
- the Association accepts the Committee's concern that water area use be to the best advantage of all concerned.
- the Association accepts the responsibility for payment of normal City services, i.e. are prepared to pay 'taxes'.
- representatives of False Creek Marina Limited advised they could accommodate approximately 30 live-aboards.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, April 30, 1973 (cont'd)

The Committee noted that there were several points needing consideration, i.e. should live-aboards be in marinas or should they not be separate communities providing specific amenities. After further discussions, the Committee

RECOMMENDS to the Vancouver City Council that it look with favour on a limited amount of live-aboards on False Creek perhaps along the lines suggested here today, and

FURTHER RECOMMENDS that the Finance Department be asked to investigate and report back on the implications of the recently passed amendments to the Provincial Government Legislation whereby mobile homes can be taxed and are eligible for homeowner and home acquisition grants to determine the applicability of such legislation to live-aboards.

The Committee noted that there were two possibilities for developing a live-aboard community where the City would be directly involved - a co-operative as part of a Civic marina in Sub-Area 6 or as part of another Civic marina.

Park Commissioner McCreery raised the matter of the Park Board being given a commitment by Vancouver City Council that all marinas fronting City-owned lands would be operated by that Board and after discussion, the Committee

RESOLVED that the Vancouver City Council be advised that the False Creek Committee approve in principle the request of the Park Board to operate a marina or marinas in Sub-Area 6, recognizing that size and placement of a marina or marinas must await further planning processing.

4. B.C.C.C.U. and the False Creek Project

The Architect for the B.C.C.C.U. Project in Sub-Area 10 was present at the meeting and spoke to the concerns of the Credit Union in connection with their proposed development. The Assistant Director - Civic Development, under date of April 19, 1973, submitted a report itemizing eight (8) questions put by the Credit Union and suggested replies.

The Committee considered the report and the replies and concurred with the information given by the Assistant Director - Civic Development and in connection with Item 3 of the report:

"Will the heights of the buildings to the South of our property be controlled to prohibit overshadowing of the residential areas?"

The Committee

RECOMMENDS that the Director of Planning and Civic Development be instructed to investigate and report back on an amendment to the Zoning and Development By-law to provide a height limit of 40 feet on the area bounded generally by Burrard, Granville, Fourth Avenue and False Creek, so as to control the shadow pattern from developments on these lands. "

MOVED by Ald. Hardwick,

THAT the Committee's recommendations in Clauses 1, 2, 3 and 4 contained in the foregoing report be adopted, and the resolution of the Committee in clause 3 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

- O. Single Men's Unit:
517 Hamilton Street

The Board of Administration under date of April 30, 1973, submitted the following report:

The Director of Welfare and Rehabilitation reports as follows:

'City Council is well aware of the unsatisfactory working conditions in the Single Men's Unit. The offices are over-crowded, and over the past year there have been several instances of water coming through the ceiling from the top floor which is a hotel.

The staff at the Single Men's Unit are working under extremely difficult conditions, and the result of this is frequent complaints and a high absentee rate.

As instructed by the Standing Committee of Council on Social Services, the Department of Welfare and Rehabilitation, in cooperation with the Property and Insurance Division, has been exploring improved office arrangements for the Single Men's Unit operation.

On April 30, 1973, a flooding of the Single Men's Unit offices occurred as a result of an over-flowed toilet from the hotel above. Our staff assisted in clearing up the mess and agreed to work at the Single Men's Unit on April 30th--but several stated they were unwilling to come back the next day unless some alternative arrangements were made. Their primary concern at this point is that the water damage, in their opinion, constitutes a health hazard.

Accordingly arrangements have been made to relocate the Single Men's Unit, on a temporary basis, on the second floor of Pacific Hostel. The move will take place on the evening of April 30th. There will be certain costs involved in moving expenses, telephone installations, electrical installations, and perhaps a number of miscellaneous items. Funds were not provided in the 1973 Departmental Budget to cover these costs.

There are two immediate problems; namely -

- A. To clear the top floor of tenants and eliminate a repetition of water damage. The Property and Insurance Division has discussed with the agent for the owner of the building the possibility of terminating the lease on the second floor. The agent has confirmed that the lessee of the second floor would vacate same for an approximate amount of \$20,000 and the City would be required to take-over the existing rental of the second floor at approximately \$9,000 per annum. The current lease of the second floor is eight years, from February 1st, 1972.
- B. To relieve the over-crowding. The Property and Insurance Division are exploring suitable office accommodation to accommodate our Rehabilitation staff and supporting clerical staff currently housed at the Single Men's Unit. Space is required for 15 staff. The Property and Insurance Division advises that approximately 4200 square feet of suitable office space is available at 402 West Pender Street @ \$3.00 per square foot per annum, and includes heat, light, janitor service and decorating. A one-year lease can be obtained.

The acquisition of this 4200 square feet on a one-year basis would eliminate the current over-crowding and would provide for a much more effective and efficient operation in our Financial Services and our Rehabilitation Services for single men.

The Comptroller of Accounts advises that there is no money allocated for the above purposes in the Departmental Budget and that these expenses will have to be met from the Contingency Reserve.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Single Men's Unit:
517 Hamilton Street (cont'd)

RECOMMENDATIONS

1. THAT City Council approve the expenditure of funds required to relocate the Single Men's Unit to Pacific Hostel, and that these costs come out of the Contingency Reserve.
2. THAT City Council approve the expenditure of funds required to relocate the Single Men's Unit from Pacific Hostel back to 517 Hamilton Street when the offices are ready for occupancy, and that these costs come out of the Contingency Reserve.
3. THAT the Property and Insurance Division be authorized to negotiate with the lessee of the second floor of 517 Hamilton Street, the purchase and takeover of the existing lease, and that the required costs come out of the Contingency Reserve.
4. THAT the Property and Insurance Division be authorized to rent approximately 4200 square feet of office space at 402 West Pender Street to accommodate the Rehabilitation Section of the Single Men's Unit for a period of one year, at a rental of \$3.00 per square foot, and that these costs be met from the Contingency Reserve.'

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation and that the entire matter of a permanent location for the Single Men's Unit operation be referred to the Board of Administration."

MOVED by Ald. Rankin,

THAT the foregoing recommendations of the Board of Administration and the Director of Welfare and Rehabilitation be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,

SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO LEVY RATES ON ALL TAXABLE
PROPERTY ON THE REVISED ASSESSMENT
ROLL OF THE CITY OF VANCOUVER

MOVED by Ald. Bowers,

SECONDED by Ald. Gibson,

THAT leave be given to introduce a By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver to raise a sum which, added to the estimated revenue of the City from other sources will be sufficient to pay all debts and obligations of the City, falling due within the year 1973, and not otherwise provided for, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Gibson,

THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, May 1, 1973 35

BY-LAWS (cont'd)

By-law to levy rates on all taxable property
on the revised Assessment Roll of the City
of Vancouver (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,

THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE
MONIES REQUIRED TO BE PAID TO THE GREATER
VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT leave be given to introduce a By-law to levy a rate on
property to raise monies required to be paid to the Greater
Vancouver Regional Hospital District, and the By-law be read a
first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT Council do resolve itself into Committee of the Whole
to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to Levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
 THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

3. BY-LAW TO REPEAL BY-LAW NO. 4349
(Rezoning re Shannon Property)

At this point, Alderman Bowers took the Chair as the Mayor was not present when the By-law received two readings on April 18, 1973.

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
 THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Bowers in the Chair.

- CARRIED

MOVED by Ald. Volrich,
 THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
 THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
 THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Aldermen Harcourt, Linnell and Mayor Phillips did not vote on this By-law, not having been present at the April 18th Public Hearing)

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
 THAT the report of the Corporation Counsel under date of May 1, 1973, as instructed by Council on April 18th, be received.

- CARRIED

(Aldermen Harcourt, Linnell and Mayor Phillips were excused from voting not having been present at the April 18th Public Hearing)

- - - - -

At this point, the Mayor resumed the Chair.

MOTIONS

- 1. Leave of Absence: Alderman Gibson
May 15 to June 22, 1973, Inclusive

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Alderman Gibson be granted leave of absence for the
period May 15 to June 22, 1973, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick
Discharge of Effluent into
False Creek by Ocean
Construction Supplies Ltd.

referred to a legal ad in the news-
paper asking permission to discharge
effluent into False Creek. The
Alderman felt action should be taken
to oppose this request and therefore
it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT an appropriate letter be forwarded by the Mayor to the
appropriate authorities in Victoria expressing the City's
objections to the continued discharge in False Creek by Ocean
Construction Supplies Ltd.

- CARRIED UNANIMOUSLY

Alderman Rankin
Self-Serve Gas Stations

raised the question of self-serve
gas stations and was answered by
the Mayor to the effect that a meeting
would be held in the near future with
representatives of the Gasoline
Retailing Industry to discuss
retailing matters.

Alderman Hardwick
Downtown Planning

made reference to Downtown planning
and efforts being made at the City
and Provincial level in respect of
co-ordination in such planning.

The Council adjourned at approximately 11:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting
of May 1, 1973, adopted on May 8, 1973, as amended.

A. Phillips
MAYOR

R. Thompson
CITY CLERK

Board of Administration, April 27, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Development Permit Applications in
Kitsilano: Kitsilano Area Resources
Association

The Deputy Director of Planning and Civic Development and the Director of Permits and Licenses report as follows:

"Council, on March 20, 1973 agreed to hear a delegation from the Kitsilano Area Resources Association regarding the Association's request that an additional copy of development permit information be supplied to the Kitsilano Planning Centre. Copy of the Association's letter of March 8, 1973 is attached as an appendix to this report.

We recognize the concern being evidenced in local communities regarding potential development and the uncertainty and anxiety which is sometimes caused through lack of information. This concern has become more apparent recently, particularly because new development generally involves a more intensive use of the property than hitherto. At present, formal arrangements are being considered for supplying information on development permit applications, rezoning applications and similar matters in the West End. Summarized information on development permit applications and related matters would be made available for use in the Local Area Planning Office. This system can provide for the supply of certain basic information, rather than the complete development permit application material including plans. If, in due course, local area planning programs are undertaken in other communities, we would anticipate a similar arrangement becoming operative in these areas.

Subsequent to the request from the Kitsilano Area Resources Association, a request was made by the West Broadway Citizens Association to the Standing Committee on Community Development of March 29, 1973 that this group and the Kitsilano Information Centre be notified on all development permits in the area between Larch and Highbury Streets, 8th and 10th Avenues. There have been indications that other communities are also concerned about receiving such information.

Approximately 3,800 development permit applications are processed every year, with the daily total varying from 10 to 36. At present, information is available at the Zoning Counter in the Department of Permits and Licenses regarding both the filing and subsequent issuing etc., of any development permit application for a specific property. No procedure, however, exists for such information to be provided for larger areas.

The Zoning and Development By-law provides that for most Development Permit Applications, three sets of plans or drawings be submitted. Two sets are retained by the City, (one for the Development Permit Register File, the other for use by the Building Division in checking Building Permit Applications). The third set is returned to the applicant after processing of the application has been completed.

If complete Development Permit Applications, including all drawings, plans, and other supporting information were circulated to area groups, considerable misunderstanding may be expected. Application drawings are not always complete, are often revised, sometimes withdrawn. They can be in considerable detail, or be very simple preliminary drawings, depending on nature of application. It cannot be emphasized too strongly that most Development Permit Application plans, when being examined by members of the public, require additional explanation and clarification.

Discussion with a representative of the Kitsilano Planning Centre has confirmed that the Planning Centre does not wish to be in the position of interpreting plans, but rather to be able to show them to interested residents and owners. It was suggested that the Planning Centre staff would be prepared to come to the City Hall to keep in touch with changes to the plans while the application was being processed. The representative suggested also that the procedure requested might, by getting information to the community earlier, reduce the load and time required for processing within the City administration.

cont'd....

Board of Administration, April 27, 1973 (BUILDING - 2)

Clause No. 1 continued

Should City Council wish information made available on the filing of Development Permit Applications, a copy of every development permit application, which contains basic information as supplied by the applicant, could be placed daily on the public counter within the Department of Permits and Licenses on the second floor of the East Wing, City Hall.

Any person or group representative could examine these past daily records and a xeroxed copy of any particular application obtained if requested. Following this, a request to see the drawings or any other information submitted in support of any particular application could be made at the public counter.

A sample Development Permit Application is attached.

Any Development Permit Application displayed in the public area would be withdrawn after 90 days, leaving the current three months always available.

However, with such procedure, it will mean that existing staff resources in the Development Division of the Department of Permits and Licenses would be inadequate to deal with the clerical involvement and the greatly increased volume of public enquiries the new procedure would generate. Accordingly, the staff of the Development Division would require to be increased by one Plan Checking Assistant I, at an annual cost of \$11,352.00 calculated at the top step of the salary range and including fringe benefits. (Classification subject to Director of Personnel Services Review).

In addition, should City Council so wish, upon an approved request of any group or organization for a specified area involvement, all development permit applications could be checked against such area. A xeroxed copy of any application from within the area would be mailed to the group. The xeroxed copy would be of the Application Form only. A representative of the area could then personally examine the supporting plans etc., as outlined in the previous procedure.

The Director of Permits and Licenses could also arrange to have a weekly list of development permit applications to be published in the Journal of Commerce. This Journal is already providing as a service to its readers, lists of building permits issued, licenses issued, etc.

Having regard to the volume of development permits and the changes often occurring during processing as indicated above, it is most advisable that examination of any plans, drawings or other supporting information accompanying development permit applications, should continue to be at the public counter in the Department of Permits and Licenses with staff available to assist in explaining the proposed plans and relationship to the Zoning and Development By-law and related procedures.

If Council consider that the foregoing procedures should be implemented, including the required additional staff position, it is suggested such implementation be for a trial period of 6 months only, with Council having further report on the effectiveness and actual use of the information provided."

Your Board submits the foregoing report of the Deputy Director of Planning and Civic Development and the Director of Permits and Licenses for the CONSIDERATION of Council.

The Kitsilano Area Resources Association will be appearing on May 1, 1973, as a delegation as per Council's previous instructions.

BOARD OF ADMINISTRATION, APRIL 27, 1973.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. W/S Main Street North of 1st Avenue
Sale Portion of Lot

The Supervisor of Property and Insurance reports as follows:

"Lot F, Block 2, D.L. 200A and D.L. 2037, was acquired by the City from Fletcher Lumber Ltd., in 1967 in connection with the Columbia-Quebec Connector and subsequently leased back to the company for a term of 20 years.

This lot comprises approximately 38,900 sq. ft. and is zoned M.2 - Industrial. The property line between Lot F and Lot 6 to the South is irregular and as such complicates the development of Lot 6.

The proposal made by Beedie Construction Co.Ltd., the owners of Lot 6, is that the City convey to them a triangular portion of Lot F comprising approximately 2,400 sq. ft. (as shown on the attached plan), subject to the following conditions:-

1. Consolidation with their Lot 6, Block E, D.L.2027 to form one parcel.
2. Sale Price - \$4.50 sq. ft.
3. Date of sale - Date of Council approval.
4. Their paying proportion of 1973 taxes as if levied, registration fees, survey costs and documentation costs.
5. Conveyance of strip subject to the limitation that no building on Lot F is left encroaching on Lot 6.

Fletcher Lumber have agreed to the sale of this portion of their leasehold area subject to the following conditions:-

- (a) Their rent to the City being reduced from \$1,200.00 per month plus taxes to \$1,170.00 per month plus taxes as if levied.
- (b) Beedie Construction to construct a fence on the new Southerly property line and move a garage from the area being sold.

Item (b) is to be covered by sketch and specifications, and both parties have agreed that the decision of the Supervisor of Property & Insurance will be binding in the event that they are in dispute over item (b).

The Director of Planning & Civic Development has no objection to the sale and the Supervisor of Property & Insurance is of the opinion that the sale price represents market value.

RECOMMENDED that the portion of Lot F, Block 2, D.L. 200A and D.L. 2037 shown outlined on the attached plan be sold to Beedie Construction Co. Ltd., subject to the foregoing conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, APRIL 27, 1973... ..(PROPERTIES - 2)

2. ACQUISITION FOR PARK SITE #10

416 East 7th Avenue

2321 Guelph Street

The Supervisor of Property and Insurance reports as follows:-

"N $\frac{1}{2}$ of E $\frac{1}{2}$ of Block 104, D.L. 264A, known as 416 East 7th Avenue and 2321 Guelph Street has been offered for sale to the City by the owners. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that the acquisition of this property will mean that the City will have title to approximately 50% of the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

These premises comprise 2 dwellings on a large lot, 81' x 132'+, zoned RM-3.

416 East 7th Avenue:

This is a 2 storey frame dwelling plus part basement, with a main floor area of 784 sq. ft., erected in 1908. This dwelling contains 7 rooms plus a utility room, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, concrete and stone foundation and is heated by an automatic gas-fired furnace. This dwelling is in good condition for age and type and is occupied by the owners.

2321 Guelph Street:

This is a single storey non-basement frame dwelling with a main floor area of 664 sq. ft., erected in 1895. This dwelling contains 4 rooms, 3 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The owners have spent a considerable amount of money on this dwelling in the past 2 years, such as a new heating system, new hot water system, interior renovations and a new roof. This dwelling is occupied by tenants.

Following negotiations with the owners' representative, they are prepared to sell for the sum of \$73,500.00 on the understanding that the sale date be April 16th, 1973 and that they be permitted to retain rent-free possession until July 31st, 1973, and thereafter at a monthly rental of \$250.00.

It is considered that this price is fair and equitable and represents market value in this area. It is proposed to demolish these dwellings when the present owners vacate. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$73,500.00 on the foregoing basis, chargeable to Code #4189 - Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BOARD OF ADMINISTRATION, APRIL 27, 1973,,.....(PROPERTIES - 3)

3. ACQUISITIONS FOR ARBUTUS-BURRARD CONNECTOR
AND PARK SITE #9

The Supervisor of Property and Insurance reports as follows:-

"The below properties, which are under one ownership, have been offered for sale to the City. Part of the properties form part of the right-of-way of the projected Arbutus-Burrard Connector which is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975. The balance of the properties form part of Park Site #9, which is listed under Table II of Park Sites Purchases Program 1971 - 1975, confirmed by Council on December 15th, 1970.

2210-20 Arbutus Street:

These premises comprise a 2 storey, duplex frame dwelling, plus a full basement, with a main floor area of 1,153 sq.ft., erected in 1914 on a lot 50' x 50', zoned RM-3. The dwelling contains 11 rooms (divided into 2 rental units), 10 plumbing fixtures, has a patent shingle roof, patent shingle on exterior walls and concrete foundation. One side of the duplex is heated by an automatic gas-fired furnace and the other side by a coal and wood furnace. This dwelling is in fairly good condition for age and type.

2200 Arbutus Street and 2096 West 6th Avenue:

These premises comprise a 2 storey frame dwelling plus 1/3 basement with a main floor area of 1,494 sq. ft., erected in 1912 on a lot 50' x 70', zoned RM-3. The dwelling contains a grocery store and 4 room suite on the main floor, 4 room suite upstairs, 7 plumbing fixtures, patent and wood shingle roof, wood siding exterior and concrete foundation. The main floor is heated by an automatic gas-fired central heater and the upstairs is heated by an automatic gas-fired furnace. This dwelling is in fairly good condition for age and type.

2084 West 6th Avenue:

These premises comprise a 1½ storey frame dwelling plus a full basement with a main floor area of 1,120 sq. ft., erected in 1920 on a lot 50' x 120', zoned RM-3. The dwelling contains 5 rooms, 6 plumbing fixtures, patent shingle roof, wood shingle exterior, a concrete foundation and is heated by a coal and wood furnace. This dwelling is in good condition for age and type.

2078 West 6th Avenue:

These premises comprise a 1 3/4 storey frame dwelling plus a full basement with a main floor area of 978 sq. ft., erected in 1908 on a lot 50' x 120', zoned RM-3. The dwelling contains

11 rooms (divided into 3 rental units), 11 plumbing fixtures, has a patent shingle roof, patent shingle on exterior walls, and concrete foundation. Heat is supplied by automatic gas-fired furnaces which are located in each rental unit. This dwelling is in good condition for age and type.

All these dwellings are occupied by tenants with the exception of 2084 West 6th Avenue, which is occupied by the owner. It is proposed to continue renting these premises until required for the project and to demolish when vacant.

BOARD OF ADMINISTRATION, APRIL 27, 1973.....(PROPERTIES - 4)

RECOMMENDATION

Clause 3 Continued

Following negotiations with the owner, she is prepared to sell the aforementioned properties for the sum of \$150,000.00 as of May 15th, 1973, subject to the owner retaining rent-free possession of the property which she now occupies and which is known as 2084 West 6th Avenue until June 30th, 1973. This price is considered to be fair and equitable and represents market value in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above properties for the sum of \$150,000.00 on the foregoing basis. The sum of \$113,033.00 is chargeable to Code #4189 - Park Board Clearing Account and the sum of \$36,967.00 is chargeable to Code #146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Authority to Demolish Dwelling
Known as 1133 Pendrell Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 17 W¹, Block 23, D.L. 185, known as 1133 Pendrell Street, is a 73-year old, 2¹/₂ storey lodging house, located in the block bounded by Comox, Pendrell, Bute and Thurlow Streets, which lands are being acquired on a long range basis for future park purposes.

Since its acquisition in 1963 the 6-housekeeping unit structure has been rented to various private operators.

Inspection in November, 1972 revealed the interior had deteriorated to the point that the living accommodation was below acceptable minimum standards, and for this reason the building was vacated.

A complete inspection was then carried out and showed estimated expenditure of at least \$21,000.00 to improve the premises for renting and meet the present by-law standards. Such expenditure is not warranted for the projected limited life of the building (say 5 to 10 years). Its demolition would create a 33' x 131' open space in this densely developed area.

The Park Superintendent concurs in its demolition.

It is therefore

RECOMMENDED that the Supervisor of Property & Insurance be authorized to call for tenders for the demolition of the dwelling known as 1133 Pendrell Street."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

(Note: Photographs of Building on file with City Clerk and available in Council Chamber.)

BOARD OF ADMINISTRATION, APRIL 27, 1973.....(PROPERTIES - 5)

INFORMATION

5. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
1019 Woodland Drive, Lot 3, Block 26, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	\$699.00	5830/428
3604 Napier St. Lot 16, N. Pt. SE $\frac{1}{4}$ Sec. 27, T. H. S. L.	Replotting (Demolition authorized by R/C Jan. 30, 1973)	John Bulych	\$245.00	4812/75
1108 McLean Drive S 29' of Lot 13, Block 40, D.L. 264A	Britannia Community Services Centre	R. Shortreed	\$925.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Robson Strasse

The City Engineer and the Acting Director of Planning and Civic Development report as follows:

"In response to a letter from Mr. Roy Yacht of The Card Shop, dated February 5, 1973, and addressed to the Mayor, the Engineering and Planning Departments have examined the proposal to make the 1000 and 1100 blocks on Robson Street a Shopping Mall on each Saturday from 9:00 a.m. until 6:30 p.m.

In connection with the specific proposal by Mr. Yacht, B.C. Hydro have advised that they would not be able to reroute trolley coaches off this section of Robson Street since they do not have a sufficient number of diesel units to provide service on a different routing. Hence, in order to allow unrestricted pedestrian use of the street it would be necessary to 'mix' buses and pedestrian traffic, while keeping automobiles out. This arrangement is undesirable from a safety standpoint. Furthermore, there would be difficulties with the erection of barricades and method of restricting automobiles while allowing buses on an intermittent, temporary basis. The gain to pedestrians (removal of cars from the roadway) seems to be minimal. In the circumstances the proposed one day closure per week does not appear to provide sufficient advantage over the disadvantage to justify implementation.

With respect to pedestrian type malls generally downtown, the report for a Downtown Plan, presently being prepared for presentation to City Council, recognizes the environmental advantages of pedestrian malls and will have several references dealing with the problem and specific streets will be suggested for further study. Granville Street is one such street and Council has already asked for a report on temporary closure this summer.

It is RECOMMENDED that no action be taken at this time on the proposal by Mr. Yacht."

2. Local Improvements - Subsequent Procedure

The City Engineer reports as follows:

"GENERAL

Projects for street improvements in the Strathcona Rehabilitation Project on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on May 10, 1973.

The projects are listed by the Assessment Commissioner as follows:

	<u>Schedule</u>	<u>Item</u>	<u>Description</u>
Initiative	417A	1	Pavements and Curbs.
		2	P.C. Concrete Sidewalks.
		3	Special Light Standards.
		4	Light Standards.

CAPITAL FUNDS

The City's share of these projects, after contributions by the Senior Governments, is available in the 1972 Streets and Street Lighting Capital Budgets. The Property Owners' share also reflects the contributions by the Senior Governments.

Clause #2 (Cont'd)

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

- (a) the 'Initiative' projects in Schedule 417A be undertaken.
- (b) the Engineer be authorized to call tenders for the approved projects."

3. Sewers Program - False Creek Flats

The City Engineer reports as follows:

"C.N.R. Agreement & Sewer Works in False Creek

When the C.N.R. Flats were filled between Main Street and Clark Drive the City gave up its rights to the bed of False Creek. In exchange the C.N.R. undertook to provide all services required in the area including sewer, water, streets and bridges. An agreement to this effect was entered into in 1913 by the Railway Company and the City. Since that time, many disagreements have arisen concerning provision of these services and subsequent agreements have been made in 1927, 1937 and 1948. In recent years, with increasing concern about pollution of False Creek, the City had been pressing the Railway to construct the necessary sewer system in the Flats as per the agreement, but the C.N.R. refused to do this.

Finally, after lengthy negotiations and the creation of a sub-committee of Council to deal with the matter, the C.N.R. agreed to pay to the City \$2,140,000 towards the construction of sewers in the Flats in exchange for cancellation of the 1913 Agreement. The original estimate for cost of constructing the necessary sewer system was \$3,312,000. Last year an agreement was signed by the City and the C.N.R. accepting this C.N.R. contribution towards the sewer costs with the City undertaking full responsibility for sewerage in the False Creek Flats from now on. Thus, on the basis of the original estimate, the City would have to contribute \$1,172,000 to construct a sewer system. With the passage of time, costs are rising and it is now estimated that the City's contribution to complete the system will have to be \$1,450,000.

The Five Year Plan Sewer Capital Budget made no provision for any City contribution to sewerage in the C.N.R. Flats, since the City felt that this was the responsibility of the C.N.R. With the new agreement it will be necessary to provide for the additional funds required. Thus, the City's borrowing authority for sewers must be increased if the work is to progress according to the schedules envisaged in the 1972 agreement with the C.N.R.

Overall 1971-1975 Sewers Program

During the past several years with increasing concern about pollution standards, sewer programs have been adjusted in British Columbia. The City's five year sewerage program has been adjusted once to meet this increasing demand for pollution control.

The City has provided for a program of \$17,128,000 for its own works and \$10,150,000 for Greater Vancouver Sewerage & Drainage District works for 1971-1975. Approximately \$7,000,000 of the funds provided for City works were provided in 1971, after the Five Year Program was established, for construction of works to improve pollution control. The Provincial Government Pollution Control Act provides for the imposition of standards for discharge from sewers, and it is anticipated that further restrictions may be introduced. Pollution Control Branch public hearings on discharge of municipal wastes will take place in the first week of May. Depending upon the decisions reached by the Pollution Control Branch after these hearings, further increases in the sewer program may be required.

Department Report, April 27, 1973 (WORKS - 3)

Clause #3 (cont'd)

City forces are also carrying out a review of long-term requirements for City sewerage works for pollution control purposes. When the results of the Pollution Control Branch hearings are made public, the overall review of the sewer program will be completed and reported to Council. This may affect the False Creek (C.N.R.) Flats. However, this may take some time, and the False Creek works must proceed in accordance with the C.N.R. agreement. Accordingly, the necessary funds for the False Creek portion of the program should be approved before the overall review can be completed."

The Director of Finance reports as follows:

"Borrowing Authority Considerations

From the financial point of view the increased borrowing authority generates increased debt charges, which in turn have to be provided for from the Revenue Budget, supported as necessary by transfers from the Debt Charges Equalization Fund. Council has an existing policy that debt charges in the Revenue Budget should not increase any faster than approximately 6% per year. Any increase above this is covered by a transfer from the Equalization Fund. Because of past borrowing, debt charges are peaking, but heavy maturities in the 1970s will relieve the Revenue Budget (this does, of course, depend on the level of new borrowing) and should eliminate the need for support from the Debt Charges Equalization Fund by approximately 1979-80.

The question of increasing borrowing authority in the present 1971-75 capital program basically must take into consideration whether the extra debt charges each year can be supported within the existing Council policy and the support available from the Equalization Fund.

The City Engineer will be reporting on the Sewer Program as a whole this Summer after the Pollution Control Board brings down its latest rulings. This will almost certainly result in the need for further increases in the size of the Sewer Program. Concurrently with the City Engineer's report the Director of Finance will report on the debt charges situation, Debt Charges Equalization Fund support capabilities, etc., taking into account completed borrowing, anticipated borrowing, as they may have changed since the last analysis, including any proposed additional Sewer Program expansion.

In the interim, the recommended increase of \$1,450,000 in the 1971-75 program is within the support capabilities of the Equalization Fund.

We therefore RECOMMEND that City Council approve an increase of \$1,450,000 in the 1971-75 Sewer Capital Program for the purposes of meeting the City's obligations under the agreement with the C.N.R., related to sewer works in the False Creek area. By virtue of Sec. 242 of the City Charter the assent of the electors is not required."

Department Report, April 27, 1973 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Temporary Display Cottage:
2201 Cambie Street

The City Building Inspector reports as follows:

"I have received a request from Western Cedar Products Limited to erect a temporary display cottage at 2201 Cambie Street for a period of two years.

Section 2.6 of the Building By-law provides that the Building Inspector may submit an application for a temporary building to Council who may in its discretion authorize the issuance of a permit for a period not exceeding two years.

The building is an A-frame type structure, the main structural members being slender glued-laminated arches. The general design does not meet the minimum requirements for conventional wood frame construction of the Building By-law.

I RECOMMEND that the cottage be permitted on this site, since it is for display purpose only, for a limited period of two years, as provided for in Section 2.6 of the Building By-law, subject to the following conditions:

- (a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period,
- (b) sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements,
- (c) due provision shall be made for fire protection to the satisfaction of the Fire Chief."

I submit the request of Western Cedar Products Ltd. for Council's CONSIDERATION and direction.

INFORMATION

2. Progress Report: Sheraton Landmark
Hotel - Outside Lighting

The Deputy Director of Planning and Civic Development reports as follows:

"In response to the attached brief dated March 20th, 1973, in opposition to the lighting of the Landmark Hotel, and the attached Planning Department report dated March 1st, 1973, Council on March 20th, 1973, resolved:

'that the matter be deferred for one month with a view to the Council reviewing the lighting on the completion of the building.'

Also attached is a copy of the brief submitted by Wosk's Limited.

The present lighting is provided by exposed low intensity fluorescent lamps of a gold colour. In order to comply with the electrical code, it will be necessary that they be weather-proof for outdoor use. A particular type of weather-proof fixture was installed by the developer early this month on a trial basis. These include the three lights on the 6th floor Robson Street frontage.

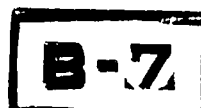
cont'd....

Clause No. 2 continued

At the instigation of the West End Community Council and the West End Planning team, a cross section of West End residents have been canvassed with regard to their opinions on the Landmark Hotel lighting. It would appear that neither the West End Community Council nor the West End Ratepayers Association have strong objections to the existing lighting, although formal statements to this effect have not yet been received. Nearby residents in low-rise buildings appear to be in favour of the existing lighting as it provides a form of street lighting without shining directly into their residences. Certain residents of nearby apartment towers have, however, expressed sharp criticism of the bright yellow lights shining directly into their living quarters.

As the proposed weather-proof fixtures appear only to shield the light in a horizontal direction, various other solutions have been investigated. In cooperation with the developer and the City Electrician, two of the three lighting fixture covers have been sprayed with a translucent sign paint in order to reduce the intensity of the light by 40-60%. It is expected that these fixtures will have been installed for viewing by Thursday evening, April 26th.

A further information report on this matter is anticipated."



Department Report, April 27, 1973 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Re: P.C. 229 Honeybourn, B: Legal Expenses

The Corporation Counsel reports as follows:

"The following communication has been received from the Secretary of the Board of Police Commissioners:

'A letter was received from P.C. 229 Honeybourn, B. requesting the Board to consider payment of legal expenses incurred as a result of his being charged with Criminal Negligence in connection with the accidental shooting of Danny Teece on November 28th, 1972. Constable Honeybourn was found "Not Guilty" of the charge. He forwarded an account submitted by Mr. G. L. Murray, Q.C. for professional services rendered by he and Mr. H.J. McGivern in the amount of \$1,500.00.

Moved:

"THAT the account of Mr. G.L. Murray, Q.C. and Mr. H.J. McGivern in the amount of \$1,500.00 for professional services rendered in connection with the defence of P.C. 229 Honeybourn, B. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provisions of Section 472 of the Vancouver Charter.

- Carried."

In accordance with Council's standing instructions I have considered the account as rendered and I believe that if this account were taxed it would be found to be reasonable and allowed by the Taxing Officer.

Section 472 of the Charter reads as follows:

'472. The Council may direct the payment of any sum required for the protection, defence, or indemnification of any member of the police force or other person under the jurisdiction of the Board when an action or prosecution is brought against him and costs or other expenses are necessarily incurred, or where damages are claimed or recovered, if the Board recommends that the case is a proper one for payment.'

To assist Council in evaluating this request, the following summation is taken from the last paragraph of Judge Winch's findings:

'In all of the circumstances, in giving full consideration to it, I am of the opinion that Constable Honeybourn in his actions was justified. The crown in my opinion has not proven that there exists a prime facie case against Constable Honeybourn and I, therefore, discharge him from this charge.'

The entire Judgment runs to 11 pages and I have a copy should any member of Council wish to read it in its entirety."

DEPARTMENT REPORT, APRIL 27, 1973(PROPERTIES - 1)

PROPERTY MATTERS

CONSIDERATION

1. Property Acquisition of S.E. Corner of 2nd Avenue and Quebec Street

The City Engineer reports as follows:

"The property at 102 East 2nd Avenue (S.E. corner of 2nd Avenue and Quebec Street) has been offered for sale to the City before placing it on the open market. This property is a one-storey (with mezzanine) reinforced concrete office and warehouse building with a floor area of 8,755 square feet, erected in 1933 on a corner site 49.5' x 122', zoned M2 heavy industrial with an indicated market value in the range of \$80,000 to \$90,000. This property could be involved in an extension of the Columbia-Quebec Connector south of 2nd Avenue. However, the question of an extension of Columbia-Quebec south of 2nd Avenue is currently under study and a report will not be ready until late in 1973.

This report provides background material about the Columbia-Quebec Connector, discusses the current situation about the extension of the Connector south to Kingsway and suggests consideration be given to acquisition of the above-noted property at this time.

BACKGROUND

Background material about the Columbia-Quebec Connector is provided in the attached copy of the August 12, 1971, report to Council. Sketch A of the report illustrates the concept of extending the Connector south of 2nd Avenue.

As section C on page 2 of the attached report states, the present severely congested conditions for transit and traffic on Main Street are caused by the imbalance of arterials at either end. Significant relief will be provided by the Columbia-Quebec Connector now completed to 2nd Avenue. Further relief as well as the required continuity to meet future demands and to provide for improved transit operations would be possible by extending the Connector south to Kingsway.

CURRENT SITUATION

As mentioned in the attached report, detailed studies are required to: (a) determine how the extension should link up with Kingsway, and (b) examine possible interim stage developments. These studies are now being carried out in collaboration with the Planning Department. It is anticipated that a report will be submitted to Council in late 1973 on the extension south of 2nd Avenue.

Preliminary work to date has shown that the subject property will be required for the extension of the Connector.

TIMING

Funds have not been included in the present 5-year plan for this project. Because of the high cost of such an extension the timing is very uncertain.

The Property and Insurance Division has advised us that a purchase of this property from a willing seller at this time would be advantageous to the City by avoiding the possibility of a more costly settlement later from a new owner and particularly if a long term lease had to be broken. The current lease expires in July, 1973, and the present tenant would be willing to lease from the City. Preliminary examination suggests that the available market rental income will considerably offset the cost of acquisition depending on the probable length of time before property is required for the extension.

DEPARTMENT REPORT, APRIL 27, 1973.....(PROPERTIES - 2)

Clause 1 Continued

SUMMARY

Studies are in progress to determine details of the extension of the Columbia-Quebec Connector south of 2nd Avenue in order to report to Council in late 1973.

The property at the southeast corner of 2nd Avenue and Quebec Street has been offered to the City. Preliminary work to date on the extension shows that this property is required to provide sufficient street allowance.

COURSE OF ACTION

Accordingly, the City Engineer suggests that the Supervisor of Property and Insurance be authorized to negotiate for purchase of the property and report back to Council on the cost and source of funds."

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

APRIL 10, 1973

A meeting of the Standing Committee of Council on Housing was held in the #3 Committee Room, third floor, East Wing, City Hall on Tuesday, April 10, 1973 at 10:00 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Marzari
Alderman Rankin

CLERK: M. Kinsella

The minutes of the meeting of March 27, 1973 were adopted after deletion of the following portion of clause 3 (a) which read:

"to ensure compliance with all City by-laws"

Your Committee submits the following recommendations to Council

RECOMMENDATION

1. Evaluation and Accreditation of
Skid Road Housing

At its meeting of March 1, 1973, the Committee received a report from the Director of Welfare and Rehabilitation proposing establishment of specific standards for hotels in the Skid Road Area. Those hotels which met these written criteria would be paid a premium from \$45 - \$67.50 per month for housing welfare recipients. Under date of April 10 the Director of Welfare and Rehabilitation submitted a memo on the effects of the increased welfare rates on this proposal. Mr. Boyd's memo read in part:

"On April 2, 1973, the Honourable Minister of Rehabilitation and Social Improvement announced an increase in welfare rates effective June 1, 1973. Under the new rates a single person's social allowance will increased from \$102 per month (shelter \$45 - food and sundries \$57) to \$140 per month (shelter \$75 - food and sundries \$65). It is logical to assume that skid road hotels will quickly increase their monthly rental rates up to the new \$75 per month shelter allowance. The opportunity to pay a premium up to \$67.50 to those hotels who meet the new criteria has been partially lost. In my opinion the committee should continue its work and we should seek some means to pay a premium over \$75 per month and up to \$90 or \$100 per month for those hotels that meet the criteria. The only remaining alternative appears to be a change in the by-laws to include some or all of the proposed criteria.

cont'd

Standing Committee of Council on Housing

April 10, 1973 2

It should be noted that although the increased shelter allowance for single persons will assist the welfare recipient to perhaps get better accommodation, it will at the same time make it more difficult for other people on low fixed income to meet higher shelter costs."

The Director of Welfare and Rehabilitation advised that his Department will shortly appoint a Welfare Aide to work specifically on the evaluation and accreditation of Skid Road Housing.

The Director of Environmental Health, on behalf of the Subcommittee on Rental Subsidy for Approved Accommodation in the Skid Road Area, submitted the following criteria for acceptable accommodation:

- " 1. The operator of the lodging house should be capable of effective communication with the social worker and other civic officials.
2. The premises must be in full compliance with fire regulations, including lighting, maintenance of fire separation doors, removal of refuse and general maintenance of all fire alarm systems.
3. Floors, walls and ceilings throughout the building must be maintained clean and in good repair.
4. Adequate natural light and ventilation to be provided to all living areas.
5. Adequate artificial light to be provided for reading and all other purposes
6. In the case of Housekeeping rooms, proper facilities for food storage (refrigeration is to be provided).
7. Mattresses of good quality covered by a clean mattress cover to be provided and maintained.
8. Clean bedding and linen to be provided and changed at least weekly in all accommodation.
9. Satisfactory room furnishings to be provided and maintained in good repair.
10. Premises are to be maintained free from all infestations.
11. Sanitary facilities are to be provided to the Lodging House Bylaw requirements. Fixtures and rooms are to be maintained in good repair and in a clean condition at all times. An adequate supply of soap, toilet paper, towels and hot and cold water are to be made available at all times to the tenants.
12. The room temperature is to be maintained at all times at a satisfactory temperature (70°).
13. Halls, living areas and bathrooms are to be painted in a light coloured washable paint of good quality. Floors throughout are to be covered with a satisfactory floor covering.
14. The operator is to provide a maintenance staff to perform daily room cleaning as well as cleaning of all public areas, such as halls and bathrooms as often as required. "

Following intensive debate it was

RECOMMENDED that

- a) The Director of Welfare and Rehabilitation continue the programme of Evaluation and Accreditation of Skid Road Hotels as outlined in his report to the Committee on March 1, 1973.

cont'd

Standing Committee of Council on Housing
 April 10, 1973 3

- b) The Medical Health Officer and the Corporation Counsel re-draft the Lodging House By-law to incorporate the 14 criteria contained in the report dated April 10, 1973 of the Sub-Committee on Rental Subsidies for Approved Accommodation.
- c) The Medical Health Officer report on the use of lodging house operator permits for the Core Area; such permits to include competency of operators.

RECOMMENDATION AND INFORMATION

2. United Housing Foundation

Mrs. Schmid, on behalf of the United Housing Foundation, raised the following items for the Committee:

(a) Site #20, Champlain Heights

The United Housing Foundation, under date of July 4, 1972, submitted a request to Council to purchase or lease either Site #19 or Site #20, Champlain Heights for townhouse, garden apartment developments, with the estimated value of a 3-bedroom home in the neighbourhood of \$21-22,000, depending on land costs.

The Vancouver City Planning Commission in a report to Council on this matter dated July 18, 1972 recommended:

"Approval of Site #19 for well designed, low-density townhouses of the cluster variety, and Site #20 for townhouses not to exceed 15 units per acre, and that this site be not used for limited dividend or low income housing or institutional purposes."

City Council on July 18, 1972, when considering the Vancouver City Planning Commission's report along with a Board of Administration report dated June 28, 1972 on the disposal of Sites #19 and #20, Champlain Heights, passed the following motion:

"THAT Sites #19 and #20 be marketed through 'competitive design and fixed price'."

In response to Mrs. Schmid's comment that Site #20 has not yet been out to design competition, the Supervisor of Property & Insurance advised that surveys of this property are not yet completed and that a full report would be forthcoming as soon as the work has been done.

Further discussion ensued and it was

RECOMMENDED

that Site #20, Champlain Heights be tendered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per net acre and within a price range of \$20-25,000 per unit.

Further that, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.

cont'd

(b) Downtown East Side Area

As agreed at the last meeting, the Committee today discussed with representatives of the United Housing Foundation their letter to the Committee dated February 23, 1973 with respect to purchase and renovation of existing accommodation in the downtown East Side of the City. The United Housing Foundation is presently negotiating for four properties in this area. They indicated that one of the problems they face is getting quick and accurate estimates of costs of renovation and they have requested the Director of Permits & Licenses to provide them with information. The Chairman noted that Council at its meeting this afternoon will be considering a recommendation that part of the \$1,000,000 housing fund be used for a pilot project in the downtown East Side area.

At the request of the Committee, the United Housing Foundation agreed to submit to the next meeting of the Committee specific proposals on management of properties in the downtown East Side area.

(c) Housing in False Creek

The Chairman suggested the United Housing Foundation contact the Special Committee on False Creek on this matter.

INFORMATION

3. Leasing and Rehabilitation in the Skid Road Area

Mr. Davies, Social Planning Department, submitted the following memo re leasing of properties in the Skid Road:

"Inspections of the four properties referred to at the last meeting of the Housing Committee will not be completed until April 13, 1973.

An inspections and reporting procedure has been agreed upon between the departments involved and will be implemented whenever suitable properties for leasing become known.

It is likely that the United Housing Foundation, subject to mutually acceptable arrangements being made, would be prepared to operate hotels leased by the City."

The Director of Environmental Health stated one of the questions facing the leasing Sub-Committee is whether or not minimal cooking facilities should be permitted. The problem is that if any cooking facilities other than a hot plate are provided the question arises of adequate refrigeration of food.

The Chairman of the Sub-Committee, Mr. Davies, agreed to submit a comprehensive report to the next meeting of the Committee on all aspects re leasing and rehabilitation of the four properties referred to at the March 27th meeting of the Committee.

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4. Rehabilitation of Buildings in the
Skid Road Area

Mr. Davies advised that Central Mortgage and Housing Corporation has completed inspections of 14 properties in the area. Results of their inspections have been given to the United Housing Foundation, and the Property & Insurance office.

Mr. Davies agreed to keep the Committee informed of progress in this area.

5. Discussion of Committee's Policy
re Housing Problems

Mr. Casson and Mr. Wiles, G.V.R.D. Housing Committee, were present for this item. Discussion centred around the present low vacancy rate of .06 for rental accommodation in Vancouver; what is being done and what could and should be done to provide adequate low to moderate income housing. Some of the points raised were:

- (i) Need for housing for people in the \$13,000 and lower income groups, as well as for senior citizens and low-income single persons.
- (ii) Need some way of stimulating developers to build housing for the above groups (provide land at cost?).
- (iii) Lack of good management teams in the public sector to develop low income housing.
- (iv) There is a very great bias among single family dwelling owners against high density public housing coming into their neighbourhoods. This is evidenced by the tremendous amount of outcry at public hearings on low-income, high density housing.

Mr. Casson advise the Provincial Government has started a programme of land acquisition for development of low rental accommodation, and the G.V.R.D. is in the process of acquiring land for this programme. Mr. Casson declined to give details at this time but agreed to advise the Housing Committee as soon as specific sites have been acquired.

Mrs. Schmid, on behalf of the United Housing Foundation, stated the Foundation plans to build 300 low rental units this year; and has a goal of 1,000 units for 1974.

6. NIP Programmes

The Assistant Director of Planning -- Community Development explained the Neighbourhood Improvement Programme as follows:

"This is a programme to assist in improving municipal facilities and housing conditions in specific neighbourhoods and demolishing substandard housing inside or outside these neighbourhoods.

- 1. CMHC can make loans and grants 'to or for the benefit of municipalities in a province'.

cont'd

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2. CMHC to first enter agreement with province to establish
 - a) neighbourhood selection criteria
 - b) application procedure
 - c) manner of citizen participation in planning and implementation
 - d) manner of enforcing maintenance and occupancy standards
 - e) relocation compensation
 - f) total federal contribution as part of this agreement
 - g) administrative details of CMHC contributions.
3. CMHC will approve applications from municipalities and contribute 50% of
 - a) costs of selecting neighbourhoods and drawing up plans
 - b) acquiring and clearing land for open space and community facilities
 - c) acquiring and clearing land for low to medium density housing for low to moderate income individuals and families
 - d) acquiring, constructing or improving neighbourhood recreational and social facilities
 - e) developing maintenance and occupancy bylaws
 - f) administering loans for commercial improvements
 - g) relocating individuals dispossessed of housing
 - h) salary and information/publicity costs in implementing project and contribute 25% of
 - i) costs of upgrading municipal and public utilities in the neighbourhood
 - ii) acquiring and clearing non conforming uses

Explanatory notes indicate the programme will be subject to federal-provincial master agreements. These will outline funding, administration, citizen participation and relocation procedures.

Commercial loans appear to come directly from CMHC in this paper - to a maximum of \$10,000 per enterprise."

cont'd

Standing Committee of Council on Housing

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Mr. Geach noted that a major question is how can the City ascertain without going to considerable expense in preparing detailed submissions, which communities might be eligible. For example, would CMHC be prepared to recommend for NIP assistance, such communities as Hastings-Sunrise, Grandview-Woodland, Cedar Cottage-Kensington, Mount Pleasant, Kitsilano and some parts of the West End. All these areas have some characteristics indicating apparent eligibility and could benefit by such aid.

It was suggested that at an appropriate time, the Standing Committee on Housing and City officials meet with the appropriate Provincial and Federal officials to discuss eligibility criteria and the method of preparing the required documentation in support of such programmes in relation to specific communities with the City.

7. Memo From Chairman

Discussion of the Chairman's memo dated April 9, 1973 and his further memo on "Reasons for Housing Inventory Study funded by Federal Government", also dated April 9, 1973, was deferred to the next meeting of the Committee.

The meeting adjourned at approximately 12:40 p.m.

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

April 12, 1973

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, April 12, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the
Provincial Department of Rehabilitation
and Social Improvement

CLERK: M. Kinsella

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Greater Vancouver Mental Health Project

The Medical Health Officer, in a report dated April 4, 1973, advised that the Metropolitan Board of Health of Greater Vancouver, at its meeting of March 28, 1973, agreed to accept responsibility for the development and administration of the Greater Vancouver Mental Health Project. This Project, which will be funded entirely by the Provincial Government, has as its main objective the integration and direction of mental health services planning for the Metropolitan Vancouver Area (Burnaby, Richmond, the North Shore, and five services areas of Vancouver).

The Medical Health Officer and the City's Director of Mental Health Services spoke to this report. Reference was made to the success of the integrated mental health team which has been operating out of Health Unit 4, Knight Road, since 1970. Since this mental health team has been working in this area the admission rate to Riverview from the Unit 4 area of the City has shown a marked decrease. The Metropolitan Board of Health is optimistic that deployment of similar mental health teams in other local areas of the City would result in the same apparent improvement in community mental health. The local areas will be sub-areas of the five approved service areas of Vancouver, i.e. North, South, East, West and Burrard. The project also intends to provide services to children, families and to implement programs to meet the demonstrated mental health needs of the Metropolitan area.

It was pointed out that the services provided by the Greater Vancouver Mental Health Project would be complementary to those provided by the City Health Department. The City's mental health service provides considerable service to schools and is, in fact, funded 80% by the Vancouver School Board.

The Medical Health Officer asked your Committee to particularly consider:

- (a) Co-ordination of the project with those City services which are decentralized, i.e. Welfare & Rehabilitation, Social Planning, Probation Services, and Health.
- (b) The implications with regard to provision of space for the project teams in City facilities.

CLAUSE NO. 1 (cont'd)

The Director of Welfare & Rehabilitation expressed support for the housing of the project's teams in City facilities.

Following further discussion it was RECOMMENDED that Council endorse the Greater Vancouver Mental Health Project and that project services be integrated with the City's existing or proposed services wherever practical or appropriate, on the understanding that provision of such space be at no cost to the City.

The Chairman instructed the Medical Health Officer to prepare a one-page summary on this project for Council's information when considering the above recommendation.

2. Opportunity Rehabilitation Workshop - Grant in Lieu of Taxes

The Opportunity Rehabilitation Workshop, by letter of April 9, 1973, to the Chairman of your Committee, requested consideration of a grant in lieu of property taxes on vacant property at 1875-1885 Pandora Street.

The Opportunity Rehabilitation Workshop provides assessment, work adjustment, work training, and placement services to handicapped persons. The Chairman and Alderman Marzari recently toured this workshop and were most impressed with the operation and feel it is providing a valuable service in the Community.

RECOMMENDED that a grant in lieu of 1973 property taxes on the vacant property at 1875 - 1885 Pandora Street be made to the Opportunity Rehabilitation Workshop.

Further

RECOMMENDED that if legally possible, a grant equivalent to the 1972 property taxes on 1875-1885 Pandora Street, also be made to the Opportunity Rehabilitation Workshop.

INFORMATION

3. Grant Request - Helping Hand Council

Captain E. Ted Liberty appeared before your Committee to request a grant of \$201.00 per month for a six-month period, in order to commence operation of The Helping Hand Council. The amount requested is broken down as follows:

Rent	\$70.00	per month
Phone	46.00	" "
Lights	10.00	" "
Office Supplies	75.00	" "
<hr/>		
TOTAL	\$201.00	per month

The Helping Hand Council proposes to act as an information and assistance centre for people on social assistance and for senior citizens. The program would employ persons from the Vancouver Opportunities Program and would provide training and clerical work to assist these people in getting jobs and becoming self-supporting.

RESOLVED that the request of The Helping Hand Council for a grant of \$201.00 per month for six months be referred to the Director of Social Planning and the Director of Welfare & Rehabilitation for report back to your Committee with a recommendation as soon as possible.

INFORMATION

4. Dunbar - West Point Grey Youth Problem

A proposal, dated April 10, 1973, was submitted by Dr. R.E.D. Munn, Chairman, West Point Grey Youth Committee. The proposal requested the City fund rental of a warehouse and salaries of four youth workers for six months in 1973 (May - September). At the end of this period, continuity of the project through Federal-Provincial funding is anticipated. The project proposes to set up in the rented facility, shop equipment, e.g. benches, saws, drills, etc. to provide a skill development program. The four youth workers are seen as working with delinquent youths who are potential gang members, in a variety of their "haunts" including the parks.

The estimated cost of the proposal for a six-month period is:

Four youth workers	\$ 9,600.00
Rental of warehouse	<u>4,200.00</u>
TOTAL	\$13,800.00

During the ensuing discussion, it was noted that the Dunbar-West Point Grey Youth Committee has received approximately \$90,000 in L.I.P. Grants over the past two years. The number of children dealt with by the project over the L.I.P. funding period ranged from a maximum of thirty to the present 10-12 children now receiving attention. A member of the Vancouver Police Department spoke to your Committee on the Dunbar-Point Grey Youth Problem. While acknowledging the potential critical youth problem in the area, he stated the Police Department considered the youth problem in other areas of the city to be much more serious (e.g. Gastown-Downtown Eastside; Cedar Cottage; Kensington; Killarney). He also considers there is a marked lack of integration between youth service agencies working in the Dunbar-Point Grey area.

Mr. Talbot, on behalf of the Dunbar-Point Grey Youth Committee stressed that the children referred to in the proposal need intensive individual attention to prevent their forming a gang - which is extremely difficult to disperse.

Mr. L. Ryan, Vancouver Park Board, stated that the children under discussion would not fit into a regular Community Centre program. They are usually not visible until 3:00 p.m. and are "high", with resultant unacceptable behaviour, by 4:00 p.m. He feels these youth need intensive, individual attention from the youth workers.

Following discussion with others present, including D. Purdy, Social Planning Department; Mrs. Epstein, Provincial Social Worker; the consensus of your committee was that clarification was required on

- the ratio of youth workers to children in the program
- the need for such large sums of money to be allocated to a relatively small program (i.e. \$90,000 L.I.P. funds over two years)
- the apparent lack of integration between all the Vancouver youth agencies working in the area.

RESOLVED

THAT the proposal of the Dunbar-Point Grey Youth Committee be referred to the Social Planning Department to prepare, in consultation with Mrs. Epstein of the Provincial Department of Rehabilitation and Social Improvement, a report on the existing program of the Dunbar-Point Grey Youth Committee; such report to include an evaluation of the various facets of this program; a breakdown of the funding of same; as well as an evaluation on services provided to the Dunbar-Point Grey area by traditional youth service agencies. This report will be considered at the May 10th meeting of the Standing Committee on Social Services.

5. Integration of Provincial Social Service Workers with City Social
 Service Workers - Department of Welfare & Rehabilitation

The Chairman advised that the Minister of Rehabilitation and Social Improvement has expressed to him his desire to see implementation of the integration of Provincial Social Service Workers with City Social Service Workers take place as soon as possible. Mr. Denofreo advised that Mr. Levi has guaranteed employment within the Provincial Service, to those Provincial Social Workers who do not wish to become integrated with City Social Service Workers.

RESOLVED

that a special committee be struck to discuss solutions to this problem in the hope of bringing about a speedy integration of the Provincial Social Workers into the City Service. This Committee to be comprised of Alderman Marzari (representing the Standing Committee on Social Services); Mr. Denofreo (representing the Minister of Rehabilitation and Social Improvement); Mr. Boyd and Mr. Charles (City Department of Welfare & Rehabilitation); plus representatives from the Municipal & Regional Employees' Union and the Provincial Workers' Union.

The meeting adjourned at approximately 3:40 p.m.

* * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development was held in No. 1 Committee Room, City Hall on Thursday, April 12, 1973 at 3.30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Pendakur
Alderman Massey

COMMITTEE CLERK: M. James.

1. A Proposal for Downtown Development

Previously the Committee had before it the draft proposal for Downtown Development prepared by the Director of Planning and Civic Development. This draft proposal had also been referred to the Vancouver City Planning Commission and the Technical Planning Board, both of whom were requested to review, consider and report to this Committee on the proposals.

The Technical Planning Board at its meeting of March 2, 1973 considered the guidelines contained in the draft proposal and submitted to this Committee its comments on Guidelines 1-8 and did not submit comment on Guideline #9.

The Technical Planning Board report advised that that Board adopted Guidelines 1-8 in principle, subject to its comments and editorial revisions.

The Vancouver City Planning Commission under date of March 14, submitted the report of the Sub Committee on Downtown Development of the Planning Commission. This report submitted recommendations to the Committee which suggested preliminary public circulation of a summary document to promote citizen involvement, details of how the citizen involvement should be structured and suggested editorial change in the document to indicate Council's interest in citizens' proposals.

Before considering the reports of the Technical Planning Board and the Vancouver City Planning Commission, the committee noted that with this information submitted to date, the staff was in a position to start preparing a "mock-up" of the public document and it was agreed that the Chairman would meet with the Assistant Director of Advance Planning and Research on this "mock-up".

The Committee considered the comments of the Technical Planning Board seriatim and during the discussion the following comments were made on the individual guidelines:

Downtown Policy Guideline #1:

Encourage the Development of Downtown Vancouver as the executive, cultural and tourist centre of Western Canada, the Province of British Columbia and Greater Vancouver and its region.

The Committee noted the comment of the Technical Planning Board.

Report to Council
Standing Committee of Council on Civic Development.

2.

Downtown Policy Guideline #2:

Promote high standards of environment in downtown to ensure that man-made works match the unique natural site.

The Committee noted and discussed the comment.

Downtown Policy Guideline #3:

Reflect people's aspirations in downtown developments and place a strong emphasis on pedestrian needs.

Comment noted.

Downtown Policy Guideline #4:

Maintain a wide range of housing accommodation on the downtown peninsula.

The Committee discussed the comment and agreed there should be housing links promoted between the north shore of False Creek, the West End and the downtown areas.

Downtown Policy Guideline #5:

Improve the accessibility for people and goods to downtown, including better public transportation and reduced emphasis on private automobiles.

The Committee noted and discussed the comment and recommended to the staff in preparing the final document, that a strong statement be included on this guideline.

Downtown Policy Guideline #6:

Relate development proposal to overall environmental objectives.

The Committee noted the comment and discussed the matter relating the guideline to parks requirements, public open space requirements and waterfront redevelopment on both Burrard Inlet and False Creek.

Downtown Policy Guideline #7:

Increase the public presence and public spending downtown.

The Committee noted the comment.

Downtown Policy Guideline #8:

Enhance the distinctive character of special areas within the downtown peninsula.

The Committee noted the comment and agreed.

Downtown Policy Guideline #9:

Recognize the "development concept" as a long-range structure plan for downtown, to be amended in accordance with changing community goals.

The Technical Planning Board did not comment.

After concluding the seriatim review, the Committee suggested that there was an item missing in the Guidelines - This being that the Downtown Peninsula is to be zoned in "functioning areas" and that this should be included in the public document. The Committee then considered the comments and recommendations contained in the report submitted by the Planning Commission and discussed the items generally.

At the conclusion of this review of the two documents, the Committee

RECOMMENDS that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the Director of Planning and Civic Development be instructed to take into account the comments of the reports and of this Committee, in preparing the final draft of the guidelines statement.

2. Historic Area Advisory Board

At a previous meeting of this Committee, Alderman Massey was instructed to meet with representatives of the Historic Area Advisory Board, the Director of Planning and other interested parties on the matters contained in the submission of the Historic Area Advisory Board and others to this Committee. These submissions, previously received, suggested the Historic Area Advisory Board was not functioning as a well-defined unit in the civic scene and suggested alterations in the Board's role and authority to make it more meaningful in terms of the objectives suggested by the Historic Area Legislation.

Under date of April 12, 1973, Alderman Massey submitted a "Report on Matters Historic" and under date of April 10, 1973 the Director of Planning and Civic Development submitted a report detailing previous actions and listing six recommendations.

The report of Alderman Massey which gave considerable detail and had attached appendices, submitted to the Committee a series of recommendations for making the Historic Area Advisory Board effective on signing and zoning guidelines, suggestions for a Vancouver Historic Advisory Board, legal records on violations both within "historic buildings" and within the "historic area".

It should be noted that the report of Alderman Massey had an errata sheet.

The Corporation Counsel stated that he had been advised by the Provincial Government of an amendment to the Municipal Act submitted to the present sitting of the Legislature.

The amendment is as follows:

" Enacts
s. 714A.
Heritage
building

19. The Act is further amended by inserting, after section 714, the following as section 714A:

714A. (1) The Council may, by by-law, subject to the approval of the Lieutenant-Governor in Council, designate any buildings, structures, or lands, in whole or in part, as heritage buildings, structures, or lands for the purpose of preserving evidences of the municipality's history, culture, and heritage for the education and enjoyment of present and future generations.

(2) A building, structure, or land designated by the Council shall not be demolished or built upon, as the case may be; nor shall the facade or exterior of the building or structure be altered, except with the approval of the Council

Report to Council
Standing Committee of Council on Civic Development

4.

(3) In exercising the power under this section, the Council shall have due regard to the following considerations:

- (a) The need for preserving heritage buildings, structures, or lands which collectively represent a cross-section of all periods and styles in the municipality's historic and cultural evolution:
- (b) The costs and benefits of the preservation:
- (c) The compatibility of preservation with other lawful uses of the buildings, structures, or lands.

(4) The Council may, by by-law adopted by an affirmative vote of at least two-thirds of all the members thereof, establish a Heritage Advisory Committee, whose members shall serve without remuneration and who shall advise the Council on those matters coming within the scope of this section as

may from time to time be referred to the Heritage Advisory Committee by the Council and, in particular, may make recommendations to Council respecting designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures, and lands.

(5) In the by-law establishing the Heritage Advisory Committee there shall be set out

- (a) the composition of the Heritage Advisory Committee and the manner in which Council shall appoint the members; and
- (b) the procedures governing the Heritage Advisory Committee.

(6) The Council shall include in its annual budget such sums as may be necessary to defray the expenses of the Heritage Advisory Committee. "

The Chairman brought to the attention of the meeting a letter under date of April 9, 1973 he had received from the Chairman of the Chinatown Property Owners and Merchants' Association. The letter advised that the association felt it was desirable to have a separate advisory board for the historic area of Chinatown.

The Committee then considered in detail the proposals submitted in the report of Alderman Massey after suggesting that the name be changed from "Vancouver Historic Area Advisory Board" to "Vancouver Heritage Advisory Board as suggested by the proposed amendment to the Municipal Act.

In reviewing the recommendations of Alderman Massey the Committee agreed to the following:

- That the number of members be eleven.
- The present Historic Area Advisory Board continue with its connection with the Gastown Historic area.
- That the suggestion for local area historic review committees be supported and one be initiated for Chinatown.
- The Vancouver Heritage Advisory Board be overall local area committees and report direct to Council.
- That no alternate members be required.
- That for the present, until the Municipal Act amendment has been dealt with by the Legislature, the City continue to use the Historic Sites Act.

Report to Council
Standing Committee of Council on Civic Development

5.

The Committee continued its consideration of the report of Alderman Massey and after dealing with the various sections

RECOMMENDS that the report be received after changes made at this meeting and the Corporation Counsel be requested to comment on the matter and to prepare a Bylaw to create a Vancouver Heritage Advisory Board in keeping with the proposed amendment to the Municipal Act and

FURTHER RECOMMENDS that the report after being corrected at this meeting be referred to the Vancouver Heritage Advisory Board, when appointed, for study and report back to Council and

FURTHER RECOMMENDS that the Director of Permits and Licenses be asked to comment on Item E of Page 2 of Alderman Massey's report with particular reference to the use of a generalist inspector to police the historic area for bylaw infractions and

FURTHER RECOMMENDS that as an interim step, the signing guidelines for Chinatown and Gastown separately and the zoning guidelines for Chinatown and Gastown together, be forwarded to City Council in order to provide a basis for development control in the designated Historic Site and the Director of Planning and Civic Development be instructed to make application to amend the Zoning and Development Bylaw to give effect to the proposed changes, and

FURTHER RECOMMENDS that the Director of Permits and Licenses be instructed to prepare amendments to the appropriate bylaws to take account of the proposed signing guidelines and building and other code requirements as they affect historic buildings, and

FURTHER RECOMMENDS that the Director of Planning and Civic Development be instructed to report back on a proposal to extend the employment of the two persons employed on the LIP program, which terminates May 31, 1973, (Mrs. Nancy Oliver and Mr. Jon Ellis), with a view to continuing the investigations of matters historic and to facilitate the implementation of other proposals in the report, and

FURTHER RECOMMENDS that Alderman Massey, Mrs. Nancy Oliver and Mr. Jon Ellis be thanked for this report.

The meeting adjourned at approximately 5.15 p.m.

TECHNICAL PLANNING BOARD

TO: Civic Development Committee

SUBJECT: "A PROPOSAL FOR DOWNTOWN DEVELOPMENT"

CLASSIFICATION: INFORMATION

The Technical Planning Board at its meeting on March 2nd adopted Guidelines 1 to 8, contained in the report of the Department of Planning and Civic Development entitled "A Proposal for Downtown Development, in principle, subject to the following comments and editorial revisions:

- | | |
|------------------------------|--|
| 1. DOWNTOWN POLICY GUIDELINE | ENCOURAGE THE DEVELOPMENT OF DOWNTOWN VANCOUVER AS THE EXECUTIVE, CULTURAL AND TOURIST CENTRE OF WESTERN CANADA, THE PROVINCE OF BRITISH COLUMBIA AND GREATER VANCOUVER AND ITS REGION |
|------------------------------|--|

COMMENT

The Technical Planning Board in looking at Guideline #1 and at the population projection, point out that to have growth beyond a 125,000 working population downtown carries with it the absolute necessity for a system of separate right-of-way transit.

- | | |
|------------------------------|--|
| 2. DOWNTOWN POLICY GUIDELINE | PROMOTE HIGH STANDARDS OF ENVIRONMENT IN DOWNTOWN TO ENSURE THAT MAN-MADE WORKS <u>MATCH THE UNIQUE NATURAL SITE</u> |
|------------------------------|--|

COMMENT

The Technical Planning Board suggest the deletion of the second sentence in paragraph 3, page 11 "Besides improvements to individual projects, the reductions of density should encourage early redevelopment of sites presently used as surface parking lots and car was establishments which contribute nothing to amenity standards" there not being unanimous agreement as to the amenity of buildings vs. parking lots.

- | | |
|------------------------------|--|
| 3. DOWNTOWN POLICY GUIDELINE | REFLECT PEOPLE'S ASPIRATIONS IN DOWNTOWN DEVELOPMENTS AND PLACE A STRONG EMPHASIS <u>ON PEDESTRIAN NEEDS</u> |
|------------------------------|--|

COMMENT

Recognizing there is a cost factor involved here and that there may be ways of securing some of these features without the expenditure of public funds, it is suggested that such measures be carefully explored.

Editorial Revisions

Page 13, 2nd line: The word "major" to be changed to "substantial".

Page 13, 3rd para. 3rd line: The word "effective" to be deleted.

- | | |
|------------------------------|---|
| 4. DOWNTOWN POLICY GUIDELINE | MAINTAIN A WIDE RANGE OF HOUSING <u>ACCOMMODATION ON THE DOWNTOWN PENINSULA</u> |
|------------------------------|---|

COMMENT

The Technical Planning Board note that this is a change in policy which has been implicit under the Zoning and Development By-law and would permit housing in areas where it is now precluded.

Editorial Revisions

Page 14, 1st line of heading: Change word "Maintain" to "Encourage".

Page 14, last paragraph,
2nd line: Add the words "and private" after the word "public".

- 2 -

5. DOWNTOWN POLICY GUIDELINE

IMPROVE THE ACCESSIBILITY FOR PEOPLE AND GOODS TO DOWNTOWN, INCLUDING BETTER PUBLIC TRANSPORTATION AND REDUCED EMPHASIS ON PRIVATE AUTOMOBILES

COMMENT

The Technical Planning Board note the first sentence in the last paragraph on Page 15: "The City has accepted the need for immediate improvements to surface transit and ultimately for a mass transit system, preferably underground, as a first priority", and cannot emphasize too strongly the absolute need to confirm this as City policy.

6. DOWNTOWN POLICY GUIDELINE

RELATE DEVELOPMENT PROPOSAL TO
OVERALL ENVIRONMENTAL OBJECTIVES

Editorial Revision

Change Guideline to read: "REQUIRE DEVELOPMENT TO CONFORM WITH
OVERALL ENVIRONMENTAL OBJECTIVES"

7. DOWNTOWN POLICY GUIDELINE

INCREASE THE PUBLIC PRESENCE AND PUBLIC
SPENDING DOWNTOWN

COMMENT

While recognizing the need to increase the public presence downtown, the Technical Planning Board has difficulty in commenting on the balance of the section, recognizing that public spending could range from very little to an impossible amount.

Editorial Revisions

Page 19, Item 1, 2nd para.

1st line: Change the word "may" to "can"

Page 19, Item 2, 2nd line: Delete the word "heavy"

Page 19, Item 2, 3rd line: Add the words "Engineering Services" after the words "community centres"

8. DOWNTOWN POLICY GUIDELINE

ENHANCE THE DISTINCTIVE CHARACTER OF
SPECIAL AREAS WITHIN THE DOWNTOWN
PENINSULA

COMMENT

The Technical Planning Board feels that the list of special areas should be extended and that Robson Street should be included. The Board also wish to point out that great care must be exercised in order not to change the essential character of these areas as has happened to some extent in Gastown, where larger commercial enterprises are supplanting the original small leathercraft shops, etc.

9. DOWNTOWN POLICY GUIDELINE

RECOGNIZE THE "DEVELOPMENT CONCEPT" AS A
LONG-RANGE STRUCTURE PLAN FOR DOWNTOWN, TO BE
AMENDED IN ACCORDANCE WITH CHANGING COMMUNITY
GOALS

NO COMMENT

March 14, 1973.

THE VANCOUVER CITY PLANNING COMMISSION
Subcommittee on Downtown Development
Chairman: Mr. Harald Weinreich

Chairman and Members,
Council Committee on Civic Development
City Hall.

Re: Department of Planning and Civic Development
Report: A Draft Proposal for Downtown Development

Gentlemen:

Background

Members of the Commission received copies of the above report at their meeting on February 16, 1973 and appointed Mr. Harald Weinreich as Chairman of a Subcommittee on Downtown Development.

As a first step for his Committee, Mr. Weinreich convened a meeting on February 23, when Commission members met with representatives of citizen groups who had previously demonstrated active interest in the Downtown Issues and Concepts reports of 1968 - 70.

After Mr. R. Hayward, Assistant Director, Advance Planning and Research, introduced the subject, discussion centred chiefly on general procedures and also the value of the proposed guidelines.

Several members of the Commission have since met twice in Committee to discuss implications of the February 23rd meeting and also various aspects of the Draft Report. As a result of this discussion the Committee recognizes three major groupings of citizen interest:

- A. Groups and individuals who have studied the major downtown proposals made over a period of years and now have probably submitted a series of briefs.
- B. Many who are newly involved and who now take an interest in the development of downtown but who need background information.
- C. Citizens at large whose interest must be aroused if they are to become involved in an aspect of community development, etc.

Recommendations

It is hoped that the following general recommendations will help to meet the needs of the above groups.

- (1) There should be a preliminary public circulation of a summary document. This should include the following:

- (i) More background material than is presently shown on page 4 of the present draft.

- It is important that people realize that much work has been undertaken in the past and that many groups have already contributed. Such expanded information would help to bridge the situation in regard to Group B noted above;

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(ii) A list of those groups and individuals who have previously submitted briefs, etc., and a clear indication as to whether their views have been taken into account.

- This inclusion would be encouraging to Groups A, B and C;

(iii) A map of the Downtown area showing present major used and/or developments and identifying by name such areas as Gastown, West End, Central Business District and a description of "Downtown" encompassing geographical, functional and social aspects, and asking "What is Downtown to you?"

- Members of the Committee have pointed out that many statements have been made that include the False Creek area to Broadway in Downtown. The map should clearly indicate the relationship of the fringe areas - False Creek, West End, waterfront - to the area being covered by the proposals.

(iv) A map showing the place of Downtown in the region and indicating the convergence of major air, sea, rail and road routes.

(v) A list of objectives with brief explanatory notes.

- The committee feels that the word "guidelines" is not the most suitable word and that a substitute should be found, e.g. "objective" or "goal". Also in some way it should be indicated that these items are "tentative" or "possible".

(vi) An invitation to citizens to become involved in study and comment and information section giving the following:

- (a) arrangements for obtaining resource assistance in personnel or materials;
- (b) availability of fuller information on draft proposals (e.g. pages 23 --- on of the present document.

(2) The Committee feels that groups should be:

- (i) given a reasonable allocation of time for study of the policy guidelines (objectives) and the thinking behind them;
- (ii) encouraged to communicate their comments to Council;
- (iii) given an indication of how and when suitable communication opportunities will be provided.

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- (3) Any information going out should be in draft form so that citizens feel that there is time for their response to be effective.

While the Committee has not generally concerned itself with a word by word examination of the draft document, it wishes to draw attention to the following:

Page 4, Item 1: "To provide. . . .to interested citizens".

This suggests a one-way flow and the section should be enlarged to include some such clause as:

"encourage citizen inputs" - or provide for a two-way information flow.

Page 5, line 5: The expression "reviewed periodically" is too vague and should be strengthened and made more specific; e.g., reviewed at frequent intervals on a basis of two-way dialogue.

The Commission is most interested in the draft report and in procedures for public participation in downtown development, and looks forward to playing a constructive part in the process.

H. Weinreich,
Chairman.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development, expanded to include all members of Council for the purpose of meeting with representatives of Woodward's Stores Limited, was held in No. 1 Committee Room at 10.30 a.m., Tuesday, April 17, 1973.

PRESENT: Alderman Hardwick (Chairman)
 Mayor A. Phillips
 Alderman Gibson
 Alderman Harcourt
 Alderman Linnell
 Alderman Massey
 Alderman Rankin
 Alderman Volrich

ABSENT: Alderman Bowers
 Alderman Marzari
 Alderman Pendakur

ALSO PRESENT: Trustee K.E. Mirhady, (School Board)
 Commissioner W.H. McCreery (Park Board)

COMMITTEE CLERK: M. James

1. Oakridge Expansion Proposal

The Chairman read to the meeting the motion passed by Council at its meeting held February 13, which was as follows:

THAT further consideration of this matter be deferred, and the applicant be directed to reconsider the plans submitted, with the view to considering provision for better amenities for the community, shoppers and employees than presently provided, and taking further into account the concerns expressed by Council as to traffic congestion and other matters.

The Chairman further noted the later instruction of Council directing the matter to this Committee and expanding its membership for this meeting only.

Recirculated was the report of the Board of Administration dated January 18, 1973 and extracts from the Minutes of Council of January 30 and February 13.

Present at the meeting on behalf of Woodward's Stores Limited were Mr. C.N. Woodward, Chairman of the Board, Mr. G.W. MacLaren, Director of Woodward's Stores Limited and Mr. Peter Blewett and Mr. S. Dodd, Architects for Woodward's Stores Limited.

Mr. MacLaren advised that the representatives were present at this meeting for the purpose of discussing with the members of Council the other items the City wishes Woodward's Stores Limited to consider in addition to the requirements as set out in the report of the Board of Administration,

Report to Council
 Standing Committee of Council on Civic Development. 2.

dated January 18.

The Chairman noted there were several aspects that concerned the members of Council and suggested that the meeting consider them in the following order:

- Parking requirements for shoppers and employees, and the ratio between gross leasable area and number of parking stalls.
- Amenities possibly needed in the area - community facilities, child care centres, etc.
- Landscaping treatment.
- Pedestrian facilities.

In the report of the Board of Administration the Council was advised that the Technical Planning Board on October 27, 1972 recommended that:

"The off-street parking facilities are to be provided, including surfacing, screening and curbing, at the ratio of not less than 6.3 spaces per 1,000 sq. ft. of gross leasable floor area (approximately 3,300 spaces), which will include designated employee parking spaces at the ratio of 1.0 per 1,000 sq. ft. of gross leasable floor area (515 spaces approx.) within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

Parking:

The Committee members discussed the item of parking at some length with the representatives of the company noting that the major objection received from residents of the area referred mainly to the proposed parking structure. The company requested a 5.5 ratio between gross leasable area and parking stalls and noted that the City was asking for 6.3. The present situation at Oakridge is a 5.8 ratio. The Assistant City Engineer, Traffic and Transportation advised that the 6.3 ratio had been developed by taking the recognized standard ratio of 6.1 and adding such local aberrations as would apply and reminded the meeting that some of this parking should be designated as "employee only" parking. The 6.3 ratio requested included a 1.0 ratio for employee parking.

There was discussion of development of parking underground so as to remove the structure which had been objected to by residents of the area and the representatives of the company advised that underground parking is approximately \$4,400 per stall as compared to \$2,100 per surface stall and the matter of economic feasibility would have to be investigated.

The question of employee parking was explored and the company advised that their present experience on sales and employee use is as follows:

34% of weekly sales occur Monday, Tuesday and Wednesday and 66% occur Thursday through Saturday.

The company, recognizing this increased activity, allows employees to use parking on week days, and on weekends or other major sale days they are requested to use public transit. The Committee noted that during these extra

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employee peak periods, no additional parking was provided at the present time.

The Committee also noted that it was the request of the company for 110,000 sq. ft. of additional space in the centre.

The question was asked of the company representatives, how many additional car stalls would be required if the square footage of the centre were increased to 400,000 square feet. The company advised they would require 800 additional stalls.

The representatives of the company were asked if it would be feasible to move the proposed parking structure from its present location to the south east area of the site and limit its height to one storey. The Committee was advised that this had been investigated and was not recommended due to its effect on traffic on City streets in the area.

The question was posed to the representatives of the company, if the City did not require a specific ratio, what would they deem most advisable. The representatives replied, a ratio of 5.5.

A member of the Committee made reference to the similarities at Oakridge and the Pacific National Exhibition and asked if it would be advantageous to require no further parking for the Oakridge expansion and thereby promote the increased use of public transit.

Another member of the Committee suggested that perhaps the priority of consideration of the parking ratio should be deferred until the Committee had determined what would be best in terms of citizen shopping needs, promote that development, and then after that had been determined, return to the question of needed parking.

Another member of the meeting suggested the company might investigate the development and operation of a "dial-a-bus" system for their staff and shoppers, and subsequently, if this proved successful, integrate it into a larger system serving a larger area of the City.

It was also suggested that some parking might be provided underground in Tisdall Park which lies immediately to the south on 45th Avenue.

Amenities:

The Committee was advised of comments made and plans proposed by the Public Library Board for the branch library at Oakridge. The Library Board would like to increase the size of the library from its present 6,000 sq. ft. on a sub-grade level to 20,000 sq. ft. on a grade level at a rental of approximately \$4 per sq. foot. The Library Board are planning this particular branch as a major branch in the library system.

The representatives of the company suggested it would be possible to provide 14,000 sq. ft. on grade level with 6,000 sq. ft. on a sub-grade level and asked that this square footage be removed from the gross leasable area when computing the parking stalls required.

The Committee members also discussed other amenities which might be needed in the area and the following were suggested as possibilities:

day care centres for employees' children, child care centres for shoppers' children, an 800-seat main hall, a skating rink, a swimming pool, information centre, neighbourhood centre, open space relaxation areas and library.

It was suggested that a child/day care centre might be situated on Tisdall Park.

The Deputy Superintendent of Parks and Public Recreation on request, advised the meeting orally of the Park Board developmental plans for Tisdall Park and the recreational and park amenities that the Park Board wished to develop on that site.

It was noted other civic facilities were proposed for development on Tisdall Park.

Landscaping and Pedestrian Facilities

The representatives of the company explained the landscaping proposals and it was suggested to them that they reconsider their proposals to provide an open space "park" area on the south west corner of 41st Avenue and Cambie Street and develop pedestrian "links" between this area, the shopping centre, and between the shopping centre and the facilities at Tisdall Park across 45th Avenue.

The Committee, after discussing the above noted general areas

RECOMMENDED that Woodward's Stores Limited be requested to bring into Council a proposal with a number of characteristics and that they be asked to incorporate into this proposal the following:

- Total size of leasable area be increased to a maximum of 420,000 sq. ft.
- A 1½ storey parking garage as compact as possible, with a 20 ft. height limit.
- A 20,000 sq. ft. space for a branch library
- A child/day care facility related to Tisdall Park and sufficient for employee and shopper needs.
- More open space at the south west corner of 41st Avenue and Cambie Street.
- Two pedestrian links from the shopping centre to 41st Avenue and Cambie Street and from the shopping centre to Tisdall Park.
- Exclude the library square footage from the parking requirement of 6.3 stalls per 1,000 sq. ft. of gross leasable area and, the representatives of Woodward's Stores Limited discuss further all employee

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parking with City officials for a report back.

- Closure of access from the site to 45th Avenue.
- Discuss with the Parks Board, the matter of community facilities for the area, i.e. auditorium, swimming pool, and ice rink.

The meeting adjourned at approximately 11.50 a.m.

BOARD OF ADMINISTRATION
PROPERTY MATTERS (SUPPLEMENTARY)

April 30, 1973

RECOMMENDATION

1. Request to Use City-Owned Lands Situated at Jackson and Pender Streets, for a Carnival Show, (May 7 through May 12, 1973)

The Supervisor of Property and Insurance reports as follows:-

" The attached letter from British Columbia Demolay requests permission to use City-owned Lots C & D, Block 122, District Lot 196, (former firehall site), for the purposes of holding a Carnival Show, on May 7th through May 12th, 1973. M. F. Wagner Shows Ltd., owners of the show, advise that the operation will include rides, games, novelty stands, and concessions.

This request has been reviewed with the Department of Planning and Civic Development which is not prepared to support it due to the site's proximity to McLean Park Public Housing Project to the South, senior citizens' and church accommodation to the West, and single family residential accommodation to the North. As well, the site is zoned CD-1, (comprehensive), and the present zoning does not provide for the use proposed.

RECOMMENDED

That the request from the British Columbia Demolay, to hold a Carnival Show on the City-owned Lots C and D, Block 122, District Lot 196, not be given favourable consideration."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Lease of City Lot 23, Block 104, D.L. 541
1200 Block Richards Street

The Supervisor of Property & Insurance reports as follows:

Lot 23, Block 104, D.L. 541, comprises 25' x 120' and is zoned CM-1, Commercial. It is reserved for possible highway purposes and is presently leased to Imperial Parking Ltd. on a monthly basis. The lot is gravelled and is utilized for public parking.

Mr. W.A. Clearwater (President of Busters Auto Towing Ltd.) has purchased adjoining Lots 20-22 and has applied to lease the City lot in order to provide a vehicle impoundment facility on all four lots. Imperial Parking have been advised and have no objection.

The Director of Planning has recommended that a 5-year lease be granted with the City having the right to cancel on 12 months notice.

Negotiations with Mr. Clearwater have resulted in his agreement to lease the lot on the following basis:

- | | |
|--------------|---|
| USE | - Vehicle impoundment in conjunction with Lots 20-22. |
| TERM | - 5 years from July 1, 1973 with the City having the right to cancel on 12 months notice should the property be required for civic purposes. The lease to run with the ownership of Lots 20-22. |
| IMPROVEMENTS | - Lessee to obtain a development permit and to blacktop and drain the lot. No buildings to be constructed on the City Lot. |

BOARD OF ADMINISTRATION
PROPERTY MATTERS (SUPPLEMENTARY - 2)

Clause 2 Continued

- RENTAL - \$100.00 per month plus taxes as if levied (this figure makes allowance for amortization of \$1,500.00 being approximate cost of blacktop, drainage and concrete bumpers, over 5 years at 6% with interest calculated semi-annually).
- CANCELLATION - In the event that the lease is cancelled by the City prior to expiry of the 5 year term, the City to refund to the lessee the unamortized portion of \$1,500.00.
- INSURANCE - Lessee to carry insurance in an amount satisfactory to Corporation Counsel.

The Supervisor of Property & Insurance is of the opinion that the rental represents market value.

RECOMMENDED that Lot 23, Block 104, D.L. 541 be leased to Mr. W.A. Clearwater on the foregoing basis.

Your Board

Recommends the foregoing report of the Supervisor of Property & Insurance be adopted.

- 3. Assignment of Lease from Vancouver Racquets Club and Badminton Building Ltd., to Vancouver Racquets Club -- N. W. Corner Ontario Street & 33rd Avenue

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council dated January 28, 1969, Lots A & B, Block 804, District Lot 526, comprising approximately 1.81 acres of land, were leased to Badminton Building Ltd. and Vancouver Racquets Club for a term of 20 years, with an option to renew for a further 20 years; the annual rental to be \$3,500.00 inclusive of taxes for the first ten years and \$7,500.00 inclusive of taxes for each year thereafter.

Badminton Building Ltd. was incorporated in 1928 for the purpose of holding the land and premises at 2142 Oak Street, which was used exclusively to house the Badminton and Squash facilities for its members until the property was sold in 1969, and the proceeds from the sale used in the construction of the building now on land leased from the City.

The Badminton and Squash activities have been carried on by the Vancouver Racquets Club since its incorporation under the Societies' Act of British Columbia in 1953.

Their solicitor has now advised that retaining the company is no longer justified and they have requested that the company's involvements with the operation of the Club be concluded, and their interest assigned to the Vancouver Racquets Club. Corporation Counsel has advised that the form of Assignment as submitted is satisfactory in form and content and indemnifies the City of Vancouver in all respects.

RECOMMENDED

that the lease dated April 30, 1969 in the name of Badminton Building Limited and Vancouver Racquets Club be assigned to Vancouver Racquets Club subject to the documents of assignment being to the satisfaction of the Corporation Counsel."

BOARD OF ADMINISTRATION
PROPERTY MATTERS (SUPPLEMENTARY - 3)

INFORMATION

4. DEMOLITION - FALSE CREEK BUILDING # 14
Former V.I.E. Works

The Supervisor of Property & Insurance reports as follows:-

"In accordance with Council Authority February 27th, 1973, the tenants of the subject building, Dan-Can Manufacturing Co. Ltd., were served with "Notices to Quit".

Building #14 consists of a galvanized shed of 3,800 sq.ft., plus open lean-to and boiler room.

Mr. V. E. Nielsen, President of Dan-Can, has advised that they would be prepared to disassemble and move this structure within two weeks of vacating the premises. They have use for certain of the materials on a lot they have purchased.

Mr. R. Shortreed, demolition contractor, was invited to submit a tender and he is prepared to demolish at a cost to the City of \$350.00.

Inasmuch as it would be of assistance to the former tenant, and at the same time a savings to the City, it is RECOMMENDED that the offer of Dan-Can Manufacturing Co. Ltd. to remove Building #14, at no cost to the City be accepted."

RESOLVED that the Supervisor of Property & Insurance be authorized to award the contract to Dan-Can Manufacturing Co. Ltd. for the removal of Building #14 in False Creek (Former V.I.E. Works), at no cost to the City.

The above contract has been confirmed by the Board of Administration and is reported to Council for INFORMATION.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

CITY OF VANCOUVER

SPECIAL COUNCIL - April 18, 1973

PUBLIC HEARING

A special meeting of the Council of the City of Vancouver was held in the Council Chamber on Wednesday, April 18, 1973 at 7.30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Bowers, Aldermen Gibson, Hardwick, Marzari, Massey, Rankin and Volrich.

CLERK TO THE COUNCIL: M. James

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson

THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Bowers in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

1. Block bounded by Granville Street, 57th Avenue, Adera Street and the line located 240 ft. south of 54th Avenue.

An application was received from the Director of Planning and Civic Development to rezone Block BB, D.L. 526, Group 1, NWD being the lands bounded by Granville Street, 57th Avenue, Adera Street and the line located 240 ft. south of 54th Avenue, from CD-1 Comprehensive Development District to RS-1 One-Family Dwelling District.

Mr. Douglas Holme as Chairman of the Shannon Citizens' Committee read and filed a brief which supported the rezoning application.

Mr. A. McEachern Solicitor for Wall and Redekop Corporation Limited spoke to the meeting and advised that he had received instructions from his client to contest by other means the validity of any By-law passed pursuant to this application and that he was instructed not to debate the merits of this action at this time.

Mr. Donald S. Moir, Solicitor for the Shannon Citizens' Committee submitted to and filed with the meeting an outline which Mr. Moir amplified by verbal presentation. The submission commented in the form of questions posed to Council certain positions held by the Shannon Citizens' Committee and requested Council to deal with these questions in their deliberations.

Miss L. Downing, 1431 W. 55th Avenue, spoke to the meeting as an interested taxpayer owning property half a block from the site in question. Miss Downing referred to the problems which will be encountered during the construction period, i.e. construction materials and equipment and also referred to the inconvenience to the surrounding residents during the period the site in question was used for the production of a motion picture. Miss Downing also referred to the parking problem which will develop from residents and visitors when the project is completed.

Special Council, April 18, 1973. 2.

Mrs. Ross, 7563 Yukon Street spoke to the meeting as a concerned citizen and supported the retention of the present structures on the site for community uses and spoke against any use which would be multiple residential. Mrs. Ross also referred to the suggested parking problem which will develop.

Mr. W.T. Strong as President of the Citizens' Council on Civic Development read and filed with the meeting a letter dated April 18, 1973 and referred to a previous letter submitted by that Council on August 15, 1972. Mr. Strong advised the meeting that the Citizens' Council on Civic Development supports the rezoning.

Mr. Donald Usher as President of the Community Arts Council of Vancouver referred to the position of that Council submitted to previous meetings of Vancouver City Council that the property should be preserved as a museum/community use area.

Mr. Usher advised that the Community Arts Council of Vancouver have identified 25 "historic properties" in Vancouver. The Community Arts Council recognizes the problem connected with the specific site before this meeting and asked Vancouver City Council to reverse the present zoning.

At this point in the proceedings, the Deputy Mayor asked if further persons wished to speak. There was no response from the public present.

Alderman Massey then rose on a point of privilege and advised Council that during the development of the original design for this site, he was a partner in the firm of Erickson Massey, Architects, who prepared the original submission. Since that time that partnership has been dissolved and his previous partner, Mr. Arthur Erickson, prepared the design of the second submission which had been approved by a previous Council. Alderman Massey stated that he had no connection with the preparation of the approved design and asked Council for guidance on the matter of his being in a position of conflict of interest if he voted at this meeting.

MOVED by Alderman Hardwick,
THAT Council observe a short recess.

- CARRIED.

Council recessed at approximately 8.55 p.m.

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Council reconvened at 9.05 p.m. with the same personnel present.

Alderman Massey requested further guidance from the Council and advised Council he felt that he was not in a position of conflict of interest.

The Deputy Mayor ruled that Alderman Massey was not in a position of conflict of interest.

MOVED by Alderman Volrich,
THAT this application be approved and the By-law be brought forward later this day.

(CARRIED UNANIMOUSLY.)*

Special Council, April 18, 1973. 3.

MOVED by Alderman Hardwick,

THAT the matter be deferred for further consideration to the next regular Council meeting.

- LOST.

(Aldermen Volrich, Marzari, Gibson and Deputy Mayor Bowers in the negative.)

The motion of Alderman Volrich was then put and carried. *

2. To include the use 'Marina' (excluding boat building and major repairs and overhaul to boats) as a conditional use in RS-1 One-Family Dwelling District Schedule and the M-1 and M-2 Industrial District Schedules.

An application was received from the Director of Planning and Civic Development to include the use 'Marina' (excluding boat building and major repairs and overhaul to boats) as a conditional use in RS-1 One-Family Dwelling District Schedule and the M-1 and M-2 Industrial District Schedules.

This application has been reviewed and approved by the Vancouver City Planning Commission and the Technical Planning Board, with the Vancouver City Planning Commission noting that they recommend that the amendments be to Sub-Section B of the various District Schedules rather than Sub-Section A of the various District Schedules which would provide that the Planning Commission review and comment on such conditional uses being allowed.

Mr. Tremblay spoke to the meeting supporting the application on the basis of the need for marinas in the city, especially in the False Creek basin.

Mr. Dennis Moir spoke to the meeting and supported the application also.

There were no other speakers on this matter.

MOVED by Alderman Hardwick,

THAT the application be approved in principle, and that the appropriate officials be instructed to discuss the subject with the appropriate Crown Agencies for report back in conjunction with the appropriate By-law amendment at a later date.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Hardwick,

THAT the Committee rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Hardwick,

SECONDED by Alderman Gibson,

THAT the Committee's report be adopted.

In accordance with the resolution passed previously a By-law to repeal By-law No. 4349 was submitted for consideration.

MOVED by Alderman Volrich,

SECONDED By Alderman Gibson,

THAT leave be given to introduce a By-law to repeal By-law No. 4349 and the By-law be read a first time.

- CARRIED UNANIMOUSLY.

Special Council, April 18, 1973. 4.

MOVED by Alderman Volrich,
SECONDED by Alderman Gibson,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Volrich
SECONDED by Alderman Gibson,
THAT Council do resolve itself into Committee of the Whole
to consider and report on the By-law, Deputy Mayor Bowers in
the Chair.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Rankin,
THAT this By-law be referred to the Corporation Counsel
for study and report back to Vancouver City Council in two
weeks time.

- CARRIED.

(Aldermen Volrich and Marzari and Deputy Mayor Bowers in the
negative.)

MOVED by Alderman Volrich,
THAT the Committee of the Whole rise without reporting and
beg leave to sit again.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Volrich,
SECONDED by Alderman Hardwick.
THAT leave to sit again be granted to the Committee of the
Whole.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 9.30 p.m.

are
The foregoing Minutes of the Special Council meeting (Public
Hearing) of April 18, 1973, adopted on May 1, 1973.


MAYOR


CITY CLERK